**NEW OWNER:**

**Chad Cates and Sarah Cates**
**5312 Greystoke Drive**
**Brentwood, TN 37027**

**SEND TAX BILLS TO:**
**F & M**
**10 Cadillac Drive, Suite 100**
**Brentwood, TN 37027**

**Map 171**
**Group 04-0-A**
**Parcel 034.00CO**

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
**FILE NO: 13-0139**

BILL GARRETT, Davidson County
Trans:T20130022402 DEEDWARR
Recvd: 03/19/13 13:52 3 pgs
Fees:18.00 Taxes:1143.30
20130319-0027251

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED NINE THOUSAND and 00/100 Dollars ($309,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DANIEL JOHN CALDWELL** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CHAD CATES AND WIFE, SARAH CATES** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

**A real property in the County of Davidson, State of Tennessee, and more particularly described as follows:**

**Land in Davidson County, Tennessee, being Lot 79, SECTION ONE, BROWNSTONE, as shown on plat of record in Plat Book 9700, Pages 496-497, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Daniel John Caldwell by Quitclaim Deed from Stacey Kell Caldwell dated September 19, 2008 of record in Instrument #20080926-0098022 and further reference in Instrument #20061101-0135435, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as 5312 Greystone Drive, Brentwood, Tennessee 37027.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor has lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 13th day of March, 2013.

DANIEL JOHN CALDWELL

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DANIEL JOHN CALDWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this 13th day of March, 2013.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $309,000.00.

AFFIANT

Sworn to and subscribed to before me this 13th day of March, 2013.

NOTARY PUBLIC

My commission expires: 5/20/14

