WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130078640 DEEDWARR
Recvd: 09/11/13 10:19 2 pgs
Fees: 13.00 Taxes: 462.50

20130911-0095797

G-VRES-13-561

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Weston 1, LLC	Weston 1, LLC	
4524 Meadow Drive, Unit 909	4524 Meadow Drive, Unit 909	
(ADDRESS)	(ADDRESS)	
Vail, CO 81657-4828	Vail, CO 81657-4828	133-13-139.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JAMES W. CATHEY, MARRIED AND CAROL C. ANDREWS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WESTON 1, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 130, PLAN OF ABBAY HALL, SECTION I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGE 18, 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 BY WARRANTY DEED FROM CLIFFORD LOVE AND BURTON HUFFMAN, PARTNERS D/B/A LOVE-HUFFMAN COMPANY TO NEWT W. CATHEY AND WIFE, SARA C. CATHEY AS RECORDED ON THE 10TH DAY OF APRIL, 1956 IN DEED BOOK 2499, PAGE 440, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID NEWT W. CATHEY HAVING PREDECEASED SARA C. CATHEY. SARA C. CATHEY HAVING SINCE DIED ON APRIL 23, 2013, DIVISING SAID PROPERTY TO JAMES W. CATHEY AND CAROL C. ANDREWS BY LAST WILL AND TESTAMENT OF RECORD IN DOCKET #13P-1102, SEVENTH CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT, PROBATE DIVISION, FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 2331, PAGE 18; AND EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 5375, PAGE 356, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSES DO NOT JOIN IN THIS CONVEYANCE DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE.

unimproved ( )
This is improved (X) property, known as 561 Elaine Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of August, 2013.

James W. Cathey

Carol C. Andrews

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Cathey and Carol C. Andrews, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of August, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
MARY FRANCES RUDY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903