BILL GARRETT, Davidson County
Trans:T20130100091 DEEDWARR
Recvd: 11/26/13 11:33 2 pgs
Fees:13.00 Taxes:1258.00

20131126-0121363

WARRANTY DEED

ROBIN BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam W. Cataldo	First National Bank of McMinnville	083 050 421.00
(NAME)	(NAME)	
1401 Calvin Ave.	1608 Williams Drive, Suite 301	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Olivia M. Cloud, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adam W. Cataldo and Julie B. Cataldo, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 of Block C in the Subdivision of the Hollins Home Place, of record in Book 547, page 115, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Olivia M. Cloud, a single person, by Warranty Deed from Rose C. Armstrong, a single person, dated July 27th, 1992, of record in Book 8685, page 662, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantors; All matters appearing on the Plan of record in Plat Book 547, page 115 and in plat Book 843, page 101, Restrictions of record in Book 749, page 496, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1401 Calvin Ave., Nashville, TN 37206

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 22nd day of November, 2013.

Olivia M. Cloud

State of Tennessee

County of Rutherford

On this 22nd day of November, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Olivia M. Cloud, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 5/23/16

Notary Public

ROBIN BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD