ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Cates Builders, LLC 112 Westwood Place, Ste. 220 Brentwood, TN 37027	New Owner	104-14-0-024
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Christopher M. Milam and wife, Liza Nally Milam (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Cates Builders, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots 18 & 19 on the Map of Bransford Realty Co's, Sharondale S/D of record in Plat Book 332, page 119, (erroneously referred to as Book 4270, page 672 in Deed recorded in Book 6627, page 970, Register's Office for Davidson County, Tennessee) in the Register's Office for Davidson County, Tennessee and being Lot No. 3 on an unrecorded map showing subdivision of this property made by Earle Drake, dated October 27, 1927.

Beginning at the northeast corner of the intersection of Marlin Avenue and Sharondale Drive; thence northerly with Sharondale Drive 80 feet; thence north 52 ½ degrees east 211-1/2 feet; thence south 42 degrees east 56-3/4 feet to the northerly margin of Marlin Avenue; thence south 53-1/4 degrees west 59 feet; thence south 45-1/4 degrees west 130.7 feet to the beginning.

Being the same property conveyed to Christopher M. Milam, unmarried by Warranty Deed from Robert J. Gropp, Barbara G. Campbell and Nancy G. Harris being all of the heirs of Otto H. Gropp, deceased of record in Book 6626, page 970, said Register's Office for Davidson County, Tennessee. Liza Nally Milam, wife of Christopher M. Milam joins in this conveyance to convey any marital interest she may have in subject real property.

This instrument is being executed on behalf of Liza Nally Milam pursuant to the Limited Power of Attorney executed by her and being filed for record simultaneously herewith.

This is improved real property located on 2516 Sharondale Drive, Nashville, TN 37215.

This conveyance is subject to the following:

1. Taxes for the year 2014 and subsequent years, easements and restrictive covenants of record for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140030287 DEEDWARR
Recvd: 05/02/14 12:00 3 pgs
Fees:18.00 Taxes:1184.00
20140502-0037386

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $320,000.00.
(
(
(Subscribed and sworn to before me
(this 2nd day of ~~April~~ May, 2014.
(
(My Commission Expires: 4-24-17

Affiant

Notary Public

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this ___ day of April, 2014.

Christopher M. Milam

Liza Nally Milam
By: Christopher M. Milam , Atty in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Christopher M. Milam with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that they executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 1st day of ~~April~~ May, 2014.

My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Christopher M. Milam with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Liza Nally Milam and who acknowledged that he executed the same as the free act and seed of the said Liza Nally Milam.

WITNESS my hand and official seal at Nashville, Tennessee this 16th day of ~~April~~ May, 2014.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires _____ Notary Public