THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31879-06-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,975,050.00. Affiant Subscribed and sworn to before me this 30th day of July, 2014. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

WARRANTY DEED

Address New Owner: Steven G. Cates, Lyn W. Cates 301 Westview Avenue Nashville, TN 37205	**Send Tax Bills To:** Movement Mortgage 841 Seahawk Circle Virginia Beach, VA 23452	**Tax Information:** Map and Parcel No.: 116 110 11200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clay Taylor and wife, Stewart R. Taylor**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven G. Cates and Lyn W. Cates, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 301 Westview Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140055632 DEEDWARR
Recvd: 07/31/14 12:22 3 pgs
Fees:18.00 Taxes:7307.69
20140731-0068376

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of July, 2014.

Clay Taylor

Stewart R. Taylor

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Clay Taylor and Stewart R. Taylor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Revised Plan, Resubdivision of Lot 24 and the Section of Harding and Hillsboro Boulevard contiguous on west, now closed of the plan of the Pendelton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for Davidson County, Tennessee and a part of Malone Street, now closed, and Lynnwood Boulevard, now vacated, all as of record in Book 5200, page 47, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clay Taylor and Stewart R. Taylor, husband and wife, by Nolte & Reynolds Investments, LLC, a Tennessee limited liablity company, by deed dated January 31, 2007 of record in Instrument No. 20070206-0015412, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 116 110 11200.
2. All matters appearing on the Plan of record as Book 421, page 45, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 5200, page 47, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer of record in Book 5808, page 653, Register's Office for Davidson County, Tennessee.