Return To: 14-0613
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150001490 DEEDWARR
Recvd: 01/07/15 12:56 2 pgs
Fees:13.00 Taxes:490.25
20150107-0001772

R-VRES-14-3915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-7-16

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

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

MY COMMISSION EXPIRES:

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Curtis S. Cato	Community Trust Bank	
(NAME)	(NAME)	**148-09-0-137.00**
3915 Creekside Drive	1800 Hudson Lane, Ste 2A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Monroe, LA 71201	
(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 **NICHOLAS J. HILL, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CURTIS S. CATO, AN UNMARRIED MAN,** 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 No. 54 on the Plan of Section Five, Locustwood, of record in Plat Book 2663, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas J. Hill, unmarried by Warranty Deed from Roy C. Forkum, married and David R. Haskett, married, of record in Instrument No. 20100818-0065386, Register's Office for Davidson County, Tennessee, dated August 12, 2010 and recorded on August 18, 2010.

NOTE: SARAH HILL JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6280, Page 127, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6280, Page 142, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3915 Creekside Drive , Nashville, Tennessee 37211**.

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 the 29th DAY OF DECEMBER, 2014.

Nicholas J. Hill

Sara Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS J. HILL AND SARA HILL, HUSBAND AND WIFE,, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of December, 2014.

Notary Public
My Commission Expires:
(SEAL)

