BILL GARRETT, Davidson County
Trans:T20150012077 DEEDWARR
Recvd: 02/18/15 15:39 2 pgs
Fees:13.00 Taxes:2132.68
20150218-0014204

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $576,400.00. Affiant Subscribed and sworn to before me, this 18th day of February, 2015. Notary Public My Commission Expires: 2/14/18

AL FRAZIER
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

Address New Owner As Follows: Anne Krueger and Anthony Corapi 2211A 11th Avenue South Nashville, TN 37204	Send Tax Bills To: Highlands Mortgage 12001 N. Central Expressway Suite 750 Dallas, TN 75243	Map-Parcel Number: 105-130Y-00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATES BUILDERS, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANNE KRUEGER AND ANTHONY CORAPI, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2211 11th Avenue South, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20140717-0063382 and as amended in Instrument No. 20150218-0014203, Register's Office for said County, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Cates Builders, LLC, a Tennessee limited liability company, by deed from Steven G. Cates, Trustee of The Cates Family 2007 Trust

of record in Instrument No. 20140916-0084722, dated September 15, 2014, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters appearing on the Plan of record in Book 57, page 83, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140717-0063382 and as amended in Instrument No. 20150218-0014203, Register's Office for said County.

4. Charter of 2211 11th Avenue South Townhouse Corporation of record in Instrument No. 20140717-0063383, Register's Office for said County.

This is improved property known as: **2211A 11th Avenue South, Nashville, TN 37204.**

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 Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 13th day of February, 2015.

CATES BUILDERS, LLC,
a Tennessee limited liability company

BY: _____, President
Steven G. Cates, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Steven G. Cates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Cates Builders, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as such President.

WITNESS my hand, at office, this 13th day of February, 2015.

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

_____
Notary Public

My Commission Expires: 07/02/2018