WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150030219 DEEDWARR
Recvd: 04/21/15 15:30 2 pgs
Fees:13.00 Taxes:536.50
20150421-0035684

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC
ADAM G. LaFEVOR DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

File No.: ALW-15-1701

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Smallman	New Owner	105-11-152.00
(NAME)	(NAME)	
P. O. Box 158444		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MICHAEL D. CATHEY AND DEBORAH D. CATHEY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WILLIAM SMALLMAN, MARRIED**, 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:

Being Lot No. 19 of Block "A" on the Plan of a Subdivision of the Sophia M. Neal Property, as of record in Book 1130, Page 4, described as follows:

Beginning on the Westerly margin of Neal Terrace at the corner of Lots Nos. 18 and 19; thence with the line between said two lots, Westwardly 150 feet; thence North 2 degrees 25 minutes East 61.9 feet to the Southerly margin of Southgate Avenue; thence with said Avenue, Eastwardly 130.4 feet to the beginning of a curve; thence around said curve in a Southeasterly direction 31 feet to the Westerly margin of Neal Terrace; thence with the same, Southwardly 39.3 feet to the beginning.

Being the same property conveyed by Executor's Quitclaim Deed from Michael D. Cathey, as Executor of the Estate of James T. Cathey to Michael D. Cathey and Deborah D. Cathey, individually as recorded on the 23rd day of October, 2014 in Instrument No. 20141023-0097885; Corrective Deed recorded 04-21-15, in Instrument No. 20150421-0035683, and Warranty Deed from James Daniel Rucker and wife, Theresia Louise Rucker to James T. Cathey and wife, Brenda C. Cathey as recorded on the 15th day of July, 1980 in Deed Book 5624, Page 417, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1701 Neal Terrace, Nashville, TN 37203

(House Number) (Street) (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 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 16th day of April, 2015.

Michael D. Cathey

Deborah D. Cathey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Cathey and Deborah D. Cathey, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of April, 2015.

Notary Public
My Commission Expires: 10/18/16

(SEAL)

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171