WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150031262 DEEDWARR
Recvd: 04/24/15 12:02 2 pgs
Fees: 13.00 Taxes: 488.40
20150424-0036912

P-BR-15-5025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Angela G. Jones	**Fifth Third Mortgage Company**	
(NAME)	(NAME)	
5025 Hillsboro Pike, #24-Z	**5001 Kingsley Drive, MD: 1MOCBQ**	**131-1-D-240.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Cincinnati, OH 45227**	
(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 **KENT CATHCART, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANGELA G. JONES, UNMARRIED,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 240 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .310% interest in the common elements of 5025 Hillsboro Homeowners Association as described in Book 5211, Page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 24-Z.

Being the same property conveyed to Kent Cathcart by Warranty Deed from The Gwendolyn G. Smith Trust, Gwendolyn G. Smith, Trustee of the Gwendolyn G. Smith Trust U.T.D. March 10, 1999, recorded on the 17th day of January, 2006 in Instrument No. 20060117-0006031, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 5200, Page 4;
- HOA Charter of record in Book 5233, Page 459;
- Master Deed of record in Book 5211, Page 325, as amended in Book 5616, Page 133 and Book 6079, Page 516;
- Easement for Sanitary Sewer/Storm Drainage of record in Book 4308, Page 575;
- Resolution of record at Instrument No. 20120731-0067332;
- Easement for Sewer Line of record in Book 4308, Page 650;
- Easement to Electric Power Board of record in Book 7873, Page 859;
- Easement to Comcast of record in Instrument No. 20110620-0047283;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5025 Hillsboro Pike, #24-Z, Nashville, Tennessee 37215**.

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 20th DAY OF APRIL, 2015.

Kent Cathcart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENT CATHCART, 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 20th of April, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212