2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043886 DEEDWARR
Recvd: 06/04/15 10:51 2 pgs
Fees:13.00 Taxes:880.60
20150604-0052285

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2015

Notary Public

MY COMMISSION EXPIRES: L.S.

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Leo Saunder	Same As New Owner	Map 105-2
(NAME)	(NAME)	
2214 Kadyday Way		Parcel 260.00
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Vicky Allen Cato, Nacheta Smith, Michael E. Cato, Harold L. Cato, Belinda Corlew, Jill J. Ramsey and Lemuel Cato,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas Leo Saunder,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 12 on the Plan of Section One-Hundred, Edgehill Estates as of record in book 4860, Page 25, said Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lydia Cato by Quit Claim Deed from Vicky Cato, filed for record on January 20, 2004 as Instrument No. 20040120-0007296, Register's office for Davidson County, Tennessee. Lydia Cato died Intestate on January 27, 2004 survived by her children, Vicky Cato Allen, Nacheta Smith, Michael E. Cato, Harold L. Cato, Belinda Corlew, Jill J. Ramsey and Lemuel Cato, who became owners of the property being conveyed herein at her death. An Affidavit of Heirship affirming the heirs of Lydia Cato has been filed as Instrument No. 20150604-0052284, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4860, page 25, said Register's Office; and (c) Restrictive covenants contained in Book 4220, page 723, Book 6236, page 263 and Instrument No. 20040120-0007296, said Register's Office;

unimproved ☐

This is improved ☑ property, known as 952 9th Ave South, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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 hands this 29th day of May, 2015.

Vicky Cato Allen
Vicky Cato Allen

Nacheta Smith
Nacheta Smith

Michael E. Cato
Michael E. Cato

Harold L. Cato
Harold L. Cato

Belinda Corlew
Belinda Corlew

Lemuel Cato
Lemuel Cato

Jill J. Ramsey
Jill J. Ramsey

State of Tennessee
County of Davidson

Personally appeared before me, **Vicky Allen Cato, Nacheta Smith, Michael E. Cato, Harold L. Cato, Jill J. Ramsey and Lemuel Cato,** with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~2nd~~ 29th day of ~~June~~ May, 2015.

Notary Public

My Commission Expires: _____

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, **Belinda Corlew,** with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of May, 2015.

Notary Public

My Commission Expires: _____

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

File No.: 42915121