D GSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20150052889 DEEDWARR
Recvd: 07/01/15 09:35 3 pgs
Fees:18.00 Taxes:4070.00
20150701-0063480

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 $1,100,000.00. Affiant Subscribed and sworn to before me, this 30 day of June, 2015. Notary Public My Commission Expires:

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

Address New Owner As Follows: Cates Builders, LLC 112 Westwood Place, Ste. 200 Brentwood, TN 37027	Send Tax Bills To: New Owner	Map-Parcel Number: 11614008900

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF HARRY H. RANSOM BY AND THROUGH NANCY A. RANSOM, IN HER CAPACITY AS EXECUTOR**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CATES BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,**

hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Two tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. 1: Being the northerly 127 ½ feet of Lot No. 24 of Block "A" on the Plan of the First Belle Meade Subdivision, as of record in Book 332, pages 88 and 89, Register's Office for said County, described as follows:

Beginning on the westerly margin of Belle Meade Boulevard at a stone, the corner of Lot Nos. 24 and 25; thence with the line between said two lots, westwardly 1479 feet, more or less, to an old stake near a large oak in the easterly line of Bransford Realty company and Johnson Bransford's Subdivision of a 40 acre tract, etc., of record in Book 421, page 67, said Register's Office; thence with said line, southwardly 127 ½ feet; thence eastwardly 479 feet, more or less, to the westerly margin of said Boulevard; thence with the westerly margin of said Boulevard, northwardly 127 ½ feet to the beginning.

TRACT NO. 2: Being the easterly 10 feet of Lot Nos. 3 and 18 in Bransford Realty Company's and Johnson Bransford's Subdivision of part of a 40 acre tract, and all of Lot No. 27 and part of 28 in Deer Park Subdivision, Belle Meade, the plan of which is of record in Book 421, page 67, Register's Office for said County.

Said part of Lot Nos. 3 and 18 is a part of said 40 acre tract and is described as follows: Beginning at a point in the northeasterly corner of said Lot No. 18, said point being also the corner of Lot Nos. 17 and 18; thence with the eastern boundary line of Lot Nos. 18 and 3, southerly 182 feet to the southern boundary line of said Lot No. 3; thence with the same westerly 10 feet; thence northerly 182 feet to a point in the line between lots Nos. 17 and 18; thence with the line between said two lots, easterly 10 feet to the beginning.

Being the same property conveyed to Harry Howe Ransom and wife, Nancy A. Ransom by deed dated July 6, 1962, from Marie Howe Ransom, of record in Book 3403, page 315, Register's Office for Davidson County, Tennessee. By Deed of record in Book 11558, page 470, dated July 1, 1999, Nancy A. Ransom conveyed all right, title and interest in subject property to Harry Howe Ransom. The said Harry Howe Ransom, being one and the same as Harry H. Ransom, having since died and by his Last Will and Testament entered into Probate under No. 14P405, Seventh Circuit Court of Davidson County, Tennessee, made all real property part of his probate estate and appointed Nancy A. Ransom as Executor of his estate.

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

2. Matters shown on the Plan of record in Book 332, pages 88 and 89 and Book 421, page 67, Register's Office for Davidson County, Tennessee.

This is improved property known as: **511 Belle Meade Blvd., Nashville, TN 37205.**

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that she 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 herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 26th day of June, 2015.

Estate of Harry H. Ransom

BY: Nancy A. Ransom

Nancy A. Ransom, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy A. Ransom, Executor, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of June, 2015

(Seal)

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

Julia C. Hunt

Notary Public

My Commission Expires: _____

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