27392-8 return to: Attorneys Title Company, Inc. Box 14

2927 Berry Hill Drive
Nashville TN 37204

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150053351 DEEDWARR
Recvd: 07/02/15 09:06 2 pgs
Fees: 13.00 Taxes: 1073.00

20150702-0063998

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2015

Notary Public:

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Matthew Kirkland	Farmington Mortgage	Parcel ID:
4941 Salem Drive	2002 Richard Jones Rd St300A	14709007400
Nashville, TN 37211	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mary C. Greene, Successor Trustee of the Martha Cato Revocable Living Trust dated 8/31/05

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Matthew Kirkland

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. 18 on the Plan of Caldwell Country Estates, Section One, of record in Plat Book 2663, Page 68 and 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Martha E. Cato, Trustee of the Martha Cato Revocable Living Trust dated August 31, 2005 by deed from Martha E. Cato, of record in Instrument 20050902-0105561, dated August 31, 2005, Register's Office for said County. The said Martha E. Cato died April 23, 2015 and the Successor Trustee of said Trust is Mary C. Greene. Joe Hanlin Cato died June 16, 1973.

This conveyance is subject to Restrictive Covenants of record in Book 2802, Page 369, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 68 and 69, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4941 Salem Drive, Nashville, TN 37211

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 hand this 30th day of June, 2015.

The Martha Cato Revocable Living Trust
dated 8/31/05
By:

Mary C. Greene Successor Trustee
Mary C. Greene, Successor Trustee

STATE OF KENTUCKY
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary C. Greene, Successor Trustee of Martha Cato Revocable Living Trust dated 8/30/05, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Successor Trustee of Martha Cato Revocable Living Trust dated 8/30/05, and as such Successor Trustee, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal this 30 day of June, 2015.

My Commission Expires: 4/18/2017 Sandra Riehn
Notary Public

