BILL GARRETT, Davidson County
Trans:T20150070507 DEEDWARR
Recvd: 08/20/15 15:51 3 pgs
Fees:18.00 Taxes:2367.63
20150820-0084226

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 $639,900.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2015. Notary Public My Commission Expires:

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires August 23, 2016

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Alan R. Dillman 2109 B 11th Avenue South Nashville, TN 37204	NEW OWNER	Map 105-13-0-193.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATES BUILDERS, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ALAN E. DILLMAN,** and TRACE DILLMAN, husband and wife hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2109 11th Avenue South, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20140822-0076823, Register's Office for said County, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Cates Builders, LLC, a Tennessee limited liability company, by deed from Tammy Hinton, unmarried, of record in Instrument No. 20140826-0077820, Register's Office for Davidson County, Tennessee and by quitclaim deed from Tammy Hinton, unmarried, to Cates Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20141204-0111169, said Register's Office.

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 Metro 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. Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20140822-0076823, in the Register's Office for Davidson County, Tennessee.

3. Charter of 2109 11th Avenue South Townhouse Corporation of record in Instrument No. 20140822-0076822, Register's Office for said County.

4. Restrictive Covenant for Detached Structure of record in Instrument No. 20150625-0061440, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

This is improved property known as: **2109 B 11th Avenue South, Nashville, TN 37204.**

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, ha a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 14th day of August, 2015.

CATES BUILDERS, LLC,
a Tennessee limited liability company

BY: _____
Steven G. Cates, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN G. CATES**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President**, of the maker or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 14th day of August, 2015.

_____
Notary Public

My Commission Expires: _____

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

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