BILL GARRETT, Davidson County
Trans:T20150079537 DEEDWARR
Recvd: 09/18/15 11:07 2 pgs
Fees:13.00 Taxes:1572.50
20150918-0094950

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF September, 2015.

NOTARY PUBLIC

My Commission Expires: March 8, 2016

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kim L. Benner and Mary F. Benner 120 Chatsworth Drive Nashville, TN 37205	Farmington Mortgage, A Division of CapStar Bank 2002 Richard Jones Road, Ste 300A Nashville, TN 37215	131-01-0F-011.00-CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

GEORGE HARISON CATE, JR. AND FREDA D. CATE, HUSBAND AND WIFE

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

KIM L. BENNER AND MARY F. BENNER, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled Chatsworth (formerly Buxton Square), of record in Plat Book 5200, page 575, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GEORGE HARRISON CATE, JR. and spouse, FREDA D. CATE, by deed from iJOHN M. HILL and spouse, JOYCE DANIEL HILL, of record in Book 9875, page 79, dated November 30, 1995, said Register's Office.

This improved property is known as 120 Chatsworth Drive, Nashville, TN 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 GRANTEES, their heirs and assigns, forever. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 16th day of September, 2015.

George Harrison Cate, Jr.

George Harrison Cate, Jr.

Freda D Cate

Freda D. Cate

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, George Harrison Cate, Jr. and Freda D. Cate, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of September, 2015.

Brandy Gomaz

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY