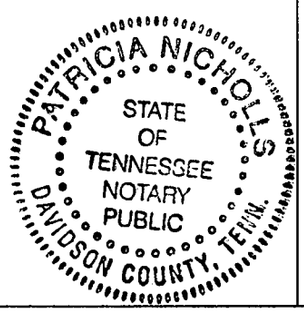
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2015.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

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:
Kathleen Ann Ervin	Kathleen Ann Ervin	Parcel ID:
4415 Scenic Drive	4415 Scenic Drive	08411021700
Nashville, TN 37204	Nashville, TN 37204	

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

Harold J. Cathey, Jr. and wife, Tara K. Cox Cathey, a/k/a Tara K. Cox

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

Kathleen Ann Ervin , an unmarried woman

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:

Being Lot No. 165 on the plan of Maplecrest Subdivision, as of record in Book 1835, Page 27 and 28, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on a southerly margin of Denneywood Drive, at the corner of lots Nos. 164 and 165; thence with the line between said two lots, southwestwardly 220 feet to the easterly line of Lot No. 161; thence with the same, southwardly 51.4 feet to the northwest corner of Lot No. 158; thence with the northerly line of said lot No. 158, eastwardly 38 feet to the corner of lots Nos. 165 and 166; thence with the line between said two lots, northeastwardly 253.1 feet to the southerly margin of Denneywood Drive; thence with the same, westwardly 65 feet to the beginning.

BEING the same property conveyed to Harold J. Cathey, Jr. and Tara K. Cox by deed from The Estate of Mary Roberta Gorman, of record in Instrument 20080630-0066958, dated June 27, 2008, Register's Office for said County. Tara K. Cox Cathey and Tara K. Cox being one in the same person.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 1835, Page 27 and 28, 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 2405 Dennywood Drive, Nashville, TN 37214

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 our hands this 18th day of December, 2015.

Harold J. Cathey, Jr.

Tara K. Cox Cathey

BILL GARRETT, Davidson County
Trans:T20150107626 DEEDWARR
Recvd: 12/21/15 14:35 2 pgs
Fees:13.00 Taxes:555.00

20151221-0128120

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold J. Cathey, Jr. and Tara K. Cox Cathey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.