#32810

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/26/16 16:04 3 pgs
Fees:18.00 Taxes:3330.00
20160226-0018633

G-LC-15-3622-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON COMMISSION EXPIRES OCTOBER 7, 2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ronald C. Cate and Ann Marie Taormina	Avenue Bank	
(NAME)	(NAME)	
3622 Trimble Road	3823 Cleghorn Avenue	**130-8-62.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ARTHUR G. FORT, II, BY ELIZABETH HICKMAN, LIMITED CONSERVATOR** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RONALD C. CATE, UNMARRIED AND ANN MARIE TAORMINA, UNMARRIED AS TENANTS IN COMMON ,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 54 on the Plan of Sneed Estates, as of record in Book 2133, Pages 10 and 11, Register's Office for said County. Said Lot No. 54 fronts 151.5 feet on the Northerly side of Trimble Road and runs back between lines, 262.6 feet on the Easterly line and 259.1 feet on the Westerly line to a dead line in the rear on which it measures 156 feet thereon.

Being the same property conveyed by Warranty Deed from William E. Ezell, III and wife, Lucianne F. Ezell to Arthur G. Fort, II, and wife, Mary B. Fort, as recorded on the 4th day of January, 1978 in Deed Book 5239, Page 758 and Davidson County Probate Docket No. 15P-54, in the Register's Office of Davidson County, Tennessee. Mary B. Fort having died November 9, 2014 leaving property to husband, Arthur G. Fort, II. Order Establishing Limited Conservatorship filed in The Seventh Circuit Court for Davidson County, Tennessee at Nashville Probate Division as Docket No. 15P-54. Order to Approve Contract for Sale of Real Property by Limited Conservator filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division Docket No. 15P-54 a certified copy of which is being recorded herewith.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SNEED ESTATES, as recorded in Plat Book 2133, Page(s) 10 and 11.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3622 Trimble Road, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF FEBRUARY, 2016.

Arthur G. Fort II by Elizabeth B. Hickman, limited conservator

Arthur G. Fort, II
By Elizabeth Hickman, Limited Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

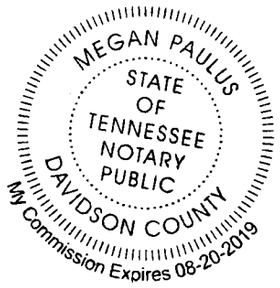
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Hickman, Limited Conservator for Arthur G. Fort, II to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed as Limited Conservator for Arthur G. Fort, II.

Witness my hand and official seal, this the 24th day of February, 2016.

Megan Paulus

Notary Public

My Commission Expires: 8/20/19



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

