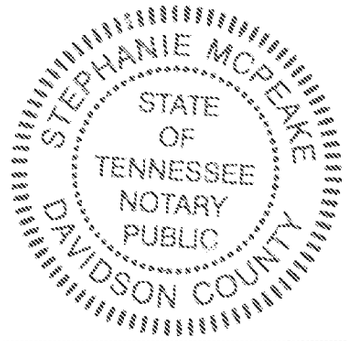
WARRANTY DEED



State of Tennessee)
County of Davidson)

16-02-010

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of February, 2016

Notary Public

My Commission Expires: 3-11-17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DR. DOUGLAS KINGMA & JANEEN KINGMA	NEW OWNER	161-09-0
(NAME) 5441 Edmondson Pike	(NAME)	159.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **GAIL M. CATE, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DR. DOUGLAS W. KINGMA AND WIFE, JANEEN K. KINGMA**, hereinafter called the Grantee(s), her 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. 3 on the Carden Subdivision, Section 2,** of record in Instrument No. 20060627-0076906, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to WILBUR H. CATE, JR., AND WIFE, GAIL M. CATE, by Deed from JOHN J. SIMSON, UNMARRIED, of record in Book 4263, Page 323 and by Deed from EDWARD R. CUNNINGHAM AND WIFE, JUDY Z. CUNNINGHAM, of record in Book 10895, Page 607, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY, Wilbur H. Cate, Jr., having died and title having vested in Gail M. Cate, as surviving tenant by the entirety.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 02/29/16 16:09 3 pgs
Fees:18.00 Taxes:1109.63
20160229-0019230

BEING unimproved ☐
Improved ☒ property known as: **5441 Edmondson Pike, Nashville, TN, 37211.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 29th day of February, 2016.

Gail M Cate
GAIL M. CATE

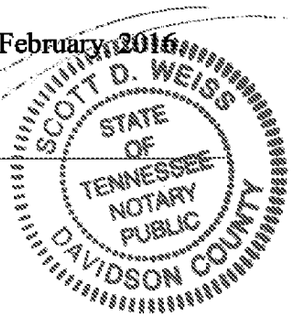
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GAIL M. CATE, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of February, 2016.

My Commission Expires: 07/02/18

Notary Public



True Copy Certification

I, AMANDA JOLLIFF, 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.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, STEPHANIE McPEAKE, a notary public for this county and state, AMANDA JOLLIFF, 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: JANUARY 11, 2017

{Notary' Seal}

