4 GSRM Box 49

BILL GARRETT, Davidson County
Trans:T20160017706 DEEDWARR
Recvd: 03/03/16 14:14 3 pgs
Fees:18.00 Taxes:2323.51
20160303-0020595

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 DONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $627,975.58. Sharon Muller Affiant Subscribed and sworn to before me, this 2nd day of March, 2016. Notary Public My Commission Expires: 10-14-2019

Address New Owner As Follows: 2213A 11th Ave S, LLC 2213A 11th Avenue South Nashville, TN 37204	Send Tax Bills To: New Owner	Map-Parcel Number: 105133E00100CO

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 Grantee, 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 **2213A 11TH AVE S, LLC, a Tennessee limited liability**

company, hereinafter called the Grantee, its successors 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 2213 11th Avenue South, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20150529-0049872, 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 Jennifer K. Mitchell Helm, married, of record in Instrument No. 20150127-0007803, dated January 26, 2015, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2016 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. All matters as shown on the Plan of record in Book 57, page 83, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions and By-Laws of 2213 11th Avenue South, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150529-0049872, in the Register's Office for Davidson County, Tennessee.

4. Charter of 2213 11th Avenue South Townhouse Corporation of record in Instrument No. 20150602-0051025, Register's Office for said County.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5582, page 839 and Book 5563, page 688, said Register's Office.

6. Agreement for dedication of easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20150624-0060280, said Register's Office.

7. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **2213A 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, its successors and assigns, forever;

and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has 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, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 2 day of March, 2016.

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 President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 2 day of March, 2016.

_____
Notary Public

My Commission Expires: _____

