(1) GSRM Box44

BILL GARRETT, Davidson County
Trans:T20160019256 DEEDWARR
Recvd: 03/09/16 09:59 2 pgs
Fees:13.00 Taxes:1258.00
20160309-0022483

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2157

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cates Builders,LLC 112 Westwood Pl.,#220 Brentwood, TN 37027	New Owner	105-2-491.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $340,000.00

Affiant

Subscribed and sworn to before me, this the 7 day of March, 2016.

Notary Public
My Commission Expires:
(Affix Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Aaron D. Flener,** unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cates Builders,LLC, a Tennessee limited liability company,** 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:

Land in Davidson County, Tennessee, being Lot No. 43 on the plan of Section One Hundred, Edgehill Estates, of record in Book 4860, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 43 fronts 52.0 feet on westerly margin of 9th Avenue South and extends back between parallel lines 120.0 feet to a dead line on which it measures 52.0 feet.

Being the same property conveyed to Aaron D. Flener by Warranty Deed from Nick Dorroll, a married man, dated May 30, 2013, recorded June 4, 2013, of record in Instrument No. 20130604-0056634, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1005 9th Avenue South, Nashville, TN 37203**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable; (2) all applicable zoning ordinances; and (3) Plat of record in Book 4860, page 25, RODC.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7 day of **March, 2016.**

GRANTOR(S)

Aaron D. Flener

Aaron D. Flener

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Aaron D. Flener** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 7 day of **March, 2016.**

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2015

STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires OCT. 18, 2015