BILL GARRETT, Davidson County
Trans:T20160041384 DEEDWARR
Recvd: 05/17/16 15:24 2 pgs
Fees:13.00 Taxes:4348.98
20160517-0049329

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,175,400.00. Affiant Subscribed and sworn to before me, this 16th day of May, 2016. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows: Epstein & Underwood #2, LLC 475 Metroplex Drive #109 Nashville, TN 37211-3137	Send Tax Bills To: New Owner	Map-Parcel Number: 116-07-0-076.00

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, **STEVEN G. CATES, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EPSTEIN & UNDERWOOD #2, 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:

A tract of land in the 23rd District, Davidson County, Tennessee. Tract being a portion of Lots 14, 16, 25 and 27 and a portion of Dupont Street which has been abandoned of the Royal Oaks Land Company's Subdivision of the Baker Tract, as recorded in Plat Book 421, Pages 102 and 103, Register's Office, Davidson County, Tennessee (RODC). Tract being bounded on the north by Lot 2 of the Resubdivision of 300 Lynnwood Boulevard, as recorded in Instrument Number 200511010131971, RODC, and by Lot 3 of the Glenbrooks Subdivision, as recorded in Plat Book 5050, Page 82, RODC, on the east by William H. Kenny Jr. and Debra L. Kenny, as recorded in Instrument Number 200412020143450, RODC, also being a portion of Lots 13-16 of the said Royal Oaks Land Company's Subdivision of the Baker Tract, on the south by the northern Right of Way (ROW) of Lillywood Road and on the west by Sarah L. Palmer, as recorded in Instrument Number 201111230091846, RODC, also being part of Lots 25 and 27 of said Royal Oaks Land Company's Subdivision of the Baker Tract being described as follows:

POINT OF BEGINNING being an iron rod new on the southeastern corner of the said Sarah L. Palmer Tract and being on said northern ROW; thence leaving said ROW with the common line of the said Sarah L. Palmer Tract N 17° 15' 07" W for a distance of 300.00 feet to an iron rod old with a cap marked "Daniels"; thence along the common lines of said Lots 2 and 3 N 72° 48' 04" E for a distance of 150.00 feet to a point of a 3/4" iron rod old; thence along the common line of the said William H. Kenny, Jr. and Debra L. Kenny S 17° 15' 05" E for a distance of 300.00 feet to an iron

rod new on said northern ROW; thence along said northern ROW S 72° 48' 04" W a distance of 150.00 feet to the point of beginning, according to boundary survey dated August 7, 2015 by Littlejohn An S&ME Company, 1935 21st Avenue South, Nashville, TN 37212, TN Registered Surveyor's No. 2219.

Being all of the same property conveyed to Steven G. Cates by Special Warranty Deed dated July 30, 2015 from U.S. Bank N.A., successor trustee to Bank of America, N.A., successor to LaSalle Bank, N.A., as trustee on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2006-9, of record in Instrument Number 20150811-0080142, Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the primary residence of the Grantor or his spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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. Subject to any and all matters appearing on the plan of record in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4304 Lillywood Road, Nashville, TN 37205**.

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, it successors and assigns, forever; and Grantor covenants with the said Grantee that he 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 himself, his heirs 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 16 day of May, 2016.

Steven G. Cates

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, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of May, 2016

(Seal)

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

Notary Public

My Commission Expires: 07/02/2018