Davidson County DEEDWARR
Recvd: 05/24/16 09:38 3 pgs
Fees:18.00 Taxes:695.60
20160524-0051838

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$188,000.00
| Shannon Curtis
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 20 day of May, 2016.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9/15/2018
| (AFFIX SEAL)

JESSICA L. SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marlene A. Dahlem 205 Cates Place Nashville, TN 37217	Cornerstone Home Lending 1177 West Loop South #200 Houston, Texas 77027	136-05-0-A-041.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Richard E. Hardison and wife, Carey J. Hardison

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Marlene A. Dahlem, an unmarried woman

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:

Being Lot No. 137 Bayview Estates, Phase One, Plat Book 9700, Page 797, revised and superceded by Plat Book 9700, Page 920, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard E. Hardison and wife, Carey J. Hardison by Warranty Deed from Hugh W. Entrekin, Trustee, dated February 20, 2002, of record in Instrument Number 20020222-0023249, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 9700, Page 797, revised and superceded in Plat Book 9700, Page 920, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 10323, Page 55, amended in Book 10727, Page 268, Book 11019, Page 911, Book 11251, Page 126, Book 11271, Page 163 and Instrument Number 20020104-0001403, Register's Office for Davidson County, Tennessee .
4) Property is subject to a Slope and Drainage Easement to Bayview Venture of record in Book 10085, Page 576, said Register's Office.
5) Property is subject to a Landscape Agreement of record in Book 10339, Page 298, said Register's Office.
6) Property is subject to the HOA Charter of record in Instrument Number 20040209-0015578, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **205 Cates Place, Nashville, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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. 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 our hand(s) this 20 day of May, 2016.

Richard E. Hardison

Carey J. Hardison

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Richard E. Hardison and Carey J. Hardison, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

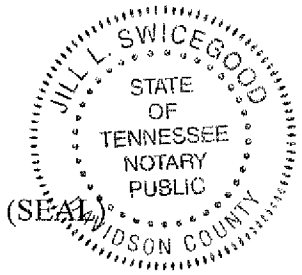
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018