WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $762,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-16-5006-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Regenia Cate	**Same as New Owner**	
(NAME)	(NAME)	**091-15-0-238.00**
5006 Dakota Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN REGINALD HUTCHINSON, JR. AND KATHERINE RICE HUTCHINSON, HUSBAND AND WIFE AND HENRY GRANTLAND RICE, III,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REGENIA CATE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of the South part of Block 17 on the Plan of Realty Savings Bank & Trust Co.'s Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Plat Book 421, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Beginning at a point in the North margin of Dakota Avenue, 110.0 feet East of the Easterly margin of 51st Avenue, North, 150.0 feet to a point in the North margin of an alley; thence with the margin of said alley, Easterly 50.0 feet to a point; thence Southerly 150.0 feet to the North margin of Dakota Avenue; thence Westerly with the margin of the same, 50.0 feet to the beginning.

Being the same property conveyed to John Reginald Hutchinson, Jr. and Katherine Rice Hutchinson, husband and wife and Henry Grantland Rice, III, a married man by Warranty deed from Cornerstone Investments, Inc. of record in Instrument No. 20140513-0040811 Register's Office for Davidson County, Tennessee, dated May 12, 2014 and recorded on May 13, 2014.

The above-described property has never been the primary or marital residence of Henry Grantland Rice, III.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5006 Dakota Avenue, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160048128 DEEDWARR
Recvd: 06/07/16 15:00 2 pgs
Fees:13.00 Taxes:2819.40

20160607-0057509

Witness my/our hand(s) this the 3rd DAY OF JUNE, 2016.

John Reginald Hutchinson, Jr.

Katherine Rice Hutchinson

Henry Grantland Rice, III by Katherine Rice Hutchinson as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN REGINALD HUTCHINSON, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3 of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE RICE HUTCHINSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HENRY GRANTLAND RICE, III, and who acknowledged he/she/they executed the same as the free act and deed of the said HENRY GRANTLAND RICE, III.

Witness my hand and official seal, this the 3 of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212