THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32970-04-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,295,000.00. Regenia Cate Affiant Subscribed and sworn to before me this 3rd day of June, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Angela G. Vogeli, Michael K. Vogeli 310 Sutherland Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 10 0 110 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Regenia B. Cate, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela G. Vogeli and Michael K. Vogeli, wife and husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 310 Sutherland Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20160048482 DEEDWARR
Recvd: 06/08/16 13:43 3 pgs
Fees:18.00 Taxes:4791.50
20160608-0057966

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of June, 2016.

Regenia B. Cate

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Regenia B. Cate**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2016.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly part of Lot No. 23 on; the Map of Bransford Realty Company's Berkeley Hills Subdivision of record in Book 547, pages 57 and 58, Register's Office for said County.

Said part of Lot No. 23 fronts 100 feet on the northerly side of Sutherland Avenue and runs back between lines, 240 feet on the westerly line, and 250 feet on the easterly line, to a dead line on which it measures 85 feet.

Being the same property conveyed to Ronald C. Cate and wife, Regenia B. Cate by deed dated April 28, 1983 from Merrill Lynch Relocation Management, Inc., a California corporation of record in Book 6057, page 600, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 26, 1994 in Book 9447, page 861, Register's Office for said County, Ronald C. Cate and wife Regina B. Cate, as tenants by the entireties conveyed subject property to Ronald C. Cate and Regina B. Cate, as tenants in common without a right of survivorship. The parties having divorced by Final Decree of Divorce in Docket No. 10D-3488, Circuit Court for Davidson County, Tennessee. Ronald Cate conveyed his interest in subject property to Regenia Cate by Quitclaim Deed of record in Instrument No. 20120821-0074912, Register's Office for Davidson County, Tennessee. Regenia Cate and Regina B. Cate, and Regenia B. Cate are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 116 10 0 110 00.
2. Belle Meade City taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No.: 116 10 0 110 00.
3. All matters appearing on the Plan of record as Book 547, pages 57 and 58, Register's Office for Davidson County, Tennessee.