(2)

BILL GARRETT, Davidson County
Trans:T20160050707 DEEDWARR
Recvd: 06/15/16 12:35 2 pgs
Fees:13.00 Taxes:1359.01

20160615-0060601

WARRANTY DEED

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,300.00.

Sharon D Mallie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of June 2016.

J L Hall
Notary Public

MY COMMISSION EXPIRES: 10/14/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Cates Builders, LLC	Cates Builders, LLC	105 01 0 575.00
(NAME)	(NAME)	
112 Westwood Pl. #220	112 Westwood Pl. #220	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Seventy-Two Thousand Five Hundred And No/100 Dollars ($372,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Phyllis B. Smith, an unmarried person,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cates Builders, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors 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 Units 1009-A and 1009-B, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1009 Southside Avenue, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20160606-0056478, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Cle Otis Smith and wife, Phyllis B. Smith, by deed from Metropolitan Development and Housing Agency, of record in Book 7262, page 662, dated May 29, 1987, said Register's Office. The said Cle Otis Smith and Phyllis B. Smith having since divorced pursuant to Final Decree of Divorce filed in the Probate Court of Davidson County, Tennessee, Docket No. 89D-4228, a certified copy which is of record in Instrument No. 20160615-0060600, Register's Office for Davidson County, Tennessee, the property was divested from the parties as tenants by the entireties and re-invested into the said Phyllis B. Smith as fee simple owner to be hers absolute free and clear from any claims from the said Cle Otis Smith.

File Number: GRN-161815SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1009 Southside Ave., Nashville, TN 37203

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, its successors and assigns forever; and we do covenant with the said Grantee that we are 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 we do further covenant and bind ourselves, our successors and representatives, 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 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 hands this 13th day of June, 2016.

Phyllis B. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

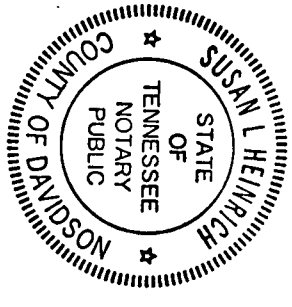
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Phyllis B. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of June, 2016.

Notary Public

My Commission Expires: 9-10-18

(SEAL)



File Number: GRN-161815SSO