GSRM
BOX 44

BILL GARRETT, Davidson County
Trans:T20160050707 DEEDWARR
Recvd: 06/15/16 12:35 2 pgs
Fees:13.00 Taxes:1331.26
20160615-0060602

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $359,800.00.

Affiant

Subscribed and sworn to before me, this 13th day of June, 2016.

Notary Public

My commission expires:

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

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Cates Builders, LLC	Cates Builders, LLC	105-01-0-576.00
1011 Southside Avenue	112 Westwood Place, Suite 220	
Nashville, TN 37203	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Charles Borum and Earnestine Borum, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Cates Builders, LLC, a Tennessee limited liability company,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Units 1011-A and 1011-B on the plan of 1011 Southside Avenue, a Horizontal Property Regime with Private Elements of record in Declaration of Covenants, Conditions and Restrictions for 1011 Southside Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160603-0055881, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Charles Borum and Earnestine Borum by Warranty Deed from Metropolitan Development and Housing Agency (formerly The Nashville Housing Authority) of record in Book 6352, page 350, Register's Office for Davidson County, Tennessee, dated July 27, 1984 and recorded on August 2, 1984.

This is improved property known as **1011 Southside Avenue, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of June, 2016.

Charles Borum by Earnestine Borum

Charles Borum by Earnestine Borum,
Attorney-in-Fact, pursuant to Power of Attorney of record in Inst. No. 20160603-0055880, RODCT.

Earnestine Borum

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Earnestine Borum, the bargainor(s), 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, and who swore to the statements made above and subscribed her name above.

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

WRS

Notary Public
My Commission Expires: 5-27-19

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-27-2019

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Earnestine Borum with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Charles Borum for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Charles Borum, and is authorized by him to execute this instrument on his behalf.

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

WRS

Notary Public
My Commission Expires: 5-27-19

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-27-2019

SolomonParks File No. 316060

SP 11/2015