PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160061887 DEEDWARR
Recvd: 07/19/16 10:09 2 pgs
Fees:13.00 Taxes:760.35
20160719-0074053

W & I Ref: (DM) Title No.: 58467
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Simeon A. Martin 509 Huntington Ridge Drive #509 Nashville, TN 37211	Franklin Synergy 722 Columbia Ave Franklin TN 37064

TAX MAP PARCEL NUMBERS: 161110A13200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$205,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **January M. Ware Catanese, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Simeon A. Martin, a single man** hereinafter called the **Grantee**, Grantee's 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 Townhouse No. 132 on the Plan of Huntington Ridge Townhouse, Revision One of record in Book 4675, page 9 amended in Book 9700, page 846, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to January M. Ware by Warranty Deed from Annette H. DeBerry, unmarried, dated December 30, 2009 and recorded on January 7, 2010 of record in Instrument No. 20100107-0001509, Register's Office for Davidson County, Tennessee. The said January M. Ware is now known as January M. Ware Catanese.

David W. Catanese, spouse of January M. Ware Catanese, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, page 9, amended in Book 9700, page 846, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement to Comcast of Nashville, LLC of record in Instrument No. 20140902-0079897, said Register's Office. Stormwater Detention agreement of record in Book 9732, page 551 and Book 9775, page 308, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687, amended in Book 4889, page 905, Book 5394, page 243, , ByLaws in Book 7423, page 762, amended in Instrument No. 20080324-0029069, Instrument No. 20110331-0024865, Instrument No. 20130724-0076232, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 509 Huntington Ridge Drive, # 509, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of July, 2016.

January M. Ware Catanese

David W. Catanese

State of Tennessee

County of Davidson

On this 15th day of July, 2016, before me the undersigned authority, personally appeared January M. Ware Catanese and David W. Catanese, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $205,500.00.

Affiant

Sworn and subscribed before me this 15th day of July, 2016.

TAMMY MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

Notary

My Commission Expires: 3/20/18