BILL GARRETT, Davidson County
Trans:T20160065515 DEEDWARR
Recvd: 07/29/16 15:11 2 pgs
Fees:13.00 Taxes:1221.00
20160729-0078582

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

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58462
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jonathan Cate Julieann Cate 4902 Dakota Avenue Nashville, TN 37209	ACCESS NATIONAL MORTGAGE 1800 ROBERT FULTON DR. #350 RESTON, VA 20191

TAX MAP PARCEL NUMBERS: 09115029800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kay S. Simmons, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Cate and Julieann Cate, husband and wife,** 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 Lot No. 803 of Block 36 on the Plan of Charlotte Park Company's First Addition to West Nashville, of record in Book 57, page 103, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Keith B. Simmons and wife, Kay L. Simmons, by Warranty Deed from David Periano and wife, Melissa G. May Periano, dated July 31, 2002 and recorded on August 5, 2002, of record in Inst. No. 20020805-0093245, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 11, 2008, recorded September 18, 2008, of record in Inst. No. 20080918-0095287, said Register's Office, subject property was conveyed to Kay S. Simmons (also known as Kay L. Simmons).

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

This conveyance is subject to: Taxes for 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 57, page 103, said Register's Office; Sewer Easement to the City of Nashville of record in Book 1681, page 250, said Register's Office.

Keith B. Simmons, spouse of Kay S. Simmons, joins in execution of this instrument to convey any marital interest he may have in the subject property.

This is improved property, known as 4902 Dakota Avenue, Nashville, TN 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, 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 ~~29th~~ 26th day of July, 2016.

Kay S. Simmons
Kay S. Simmons

Keith B. Simmons
Keith B. Simmons

State of Tennessee

County of Davidson

On this ~~29th~~ 26th day of July, 2016, before me the undersigned authority, personally appeared **Kay S. Simmons and Keith B. Simmons,** 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

Notary

My Commission Expires:

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: $330,000.00.

Affiant

Sworn and subscribed before me this ~~29th~~ 26th day of July, 2016.

Notary

My Commission Expires:

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