File Box 8

BILL GARRETT, Davidson County
Trans:T20160068531 DEEDWARR
Recvd: 08/08/16 14:57 2 pgs
Fees:13.00 Taxes:9934.50
20160808-0082386

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,685,000.00. Affiant Subscribed and sworn to before me, this 8th day of August, 2016. Notary Public My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Address New Owner As Follows:
The Dana M. Curtis Revocable Trust
301 Westview Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
116 11 0 112.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN G. CATES AND LYN W. CATES, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DANA M. CURTIS, TRUSTEE OF THE DANA M. CURTIS REVOCABLE LIVING TRUST U/A/D 1/27/2008, AS AMENDED**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Revised Plan of the Resubdivision of Lot 24 and the Section of Harding and Hillsboro Boulevard contiguous on west, now closed of the plan of the Pendelton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for Davidson County, Tennessee and a part of Malone Street, now closed, and Lynnwood Boulevard, now vacated, all as of record in Book 5200, page 47, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven G. Cates and Lyn W. Cates, husband and wife, by deed from Clay Taylor and wife, Stewart R. Taylor of record in Instrument No. 20140731-0068376, Register's Office for Davidson County, Tennessee

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record 421, page 45, said Register's Office.

3. Matters shown on the Plan of record in Plat Book 5200, page 47, said Register's Office.

4. Sanitary Sewer Easement of record in Book 5808, page 653, said Register's Office.

This is improved property known as: **301 Westview Avenue, Nashville, TN 37205.**

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 Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 8th day of August, 2016.

Steven G. Cates

Lyn W. Cates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven G. Cates and Lyn W. Cates, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5 day of August, 2016

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

Notary Public

My Commission Expires: _____