Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Affiant

Subscribed and sworn to before me, this 30 day of September 2016.

Notary Public

My commission expires: 10-12-19




Davidson County DEEDWARR
Recvd: 10/03/16 09:42 3 pgs
Fees:18.00 Taxes:1258.00
**20161003-0103777**

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Susan D. Cathro<br>95 Scott Avenue<br>Nashville TN 37206 | NEW OWNER | 083060A00800CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Kathryn Kisner, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Susan D. Cathro, a married person, hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 8 Scott Avenue Townhomes as established under Master Deed of record in Instrument No. 20050114-005282 and amended in No. 20050126-0009512, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description. Said unit being depicted on the site plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Kathryn Kisner, a married woman by deed dated January 15, 2016 from Howell G. Henson, married of record in Instrument No. 20160115-0004584, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20050114-0005282_ and in any allied instruments(s) referred to in said restrictions. 3) Charter of Scott Avenue Townhomes

Homeowner's Association of record in Instrument No. 20050114-0005281

This property is improved property known as 95 Scott Avenue, Nashville, Tennessee 37206

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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.

WITNESS my hand this 30th day of September, 2016.

Kathryn Kisner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathryn Kisner, 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.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of September, 2016.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09662

# True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY