THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33293-10-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $559,000.00. Affiant Subscribed and sworn to before me this 1st day of November, 2016. Notary Public My Commission Expires:

ASHLEY MART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

WARRANTY DEED

Address New Owner: Timothy Eagan, Joanna Currence 149 Kenner Avenue Nashville, TN 37205	**Send Tax Bills To:** Churchill Mortgage Corp 761 Old Hickory Blvd, 400 Brentwood, TN 37027	**Tax Information:** Map and Parcel No.: 116 03 0 075 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald C. Cate, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joanna C. Currence and Timothy J. Eagan, as joint tenants with right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 149 Kenner Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of November, 2016.

Ronald C. Cate

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ronald C. Cate**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2016.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-5486

BILL GARRETT, Davidson County
Trans: T20160098336 DEEDWARR
Recvd: 11/07/16 10:49 2 pgs
Fees: 13.00 Taxes: 2068.30

20161107-0117579

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Southerly half of Lot No. 69 on the Plan of Kenner-Mannor Land Company's Second Subdivision of the Kenner Tract of record in Plat Book 421, page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot 69 fronts 50 feet on the Westerly side of Kenner Avenue and runs back between parallel lines 200 feet to the Easterly line of Lot 99.

Being the same property conveyed to Ronald C. Cate, unmarried by deed dated July 14, 2012 from Trey Cain, Trustee of the 149 Kenner Avenue Revocable Trust of record in Instrument No. 20120726-0065745, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 116 03 0 075 00.
2. All matters appearing on the Plan of record as Book 421, page 100, Register's Office for Davidson County, Tennessee.