3/. GSRV Box 44

BILL GARRETT, Davidson County
Trans:T20160102496 DEEDWARR
Recvd: 11/18/16 16:00 3 pgs
Fees:18.00 Taxes:2664.00
20161118-0122208

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 $720,000.00. Affiant Subscribed and sworn to before me, this 17th day of November, 2016. Notary Public My Commission Expires:

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

Address New Owner As Follows: David W. Berndt and Jerald Tisdale 1005 9th Avenue South Nashville, TN 37203	Send Tax Bills To: New Owner	Map-Parcel Number: 10502049100

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, **CATES BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **DAVID W. BERNDT and spouse, JERALD**

TISDALE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1005, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1005 9th Avenue South Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20160309-0022492 and as amended in Instrument No. 20160422-0039578 and Instrument No. 20161118-0122206 **, Register's Office for said County, to which reference is hereby made for a more particular description of said property.**

Being part of the same property conveyed to Cates Builders, LLC, a Tennessee limited liability company, by deed from Aaron D. Flener of record in Instrument No. 20160309-0022483, dated March 7, 2016, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2017 and subsequent years. 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 Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 4860, page 25, Register's Office for Davidson County, Tennessee.

3. Charter of record in Book 7526, page 624, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for 1005 9th Avenue South, a horizontal property regime, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160309-0022492, as amended in Instrument No. 20160422-0039578 and Instrument No. 20161118-0122206, Register's Office for Davidson County, Tennessee.

5. Charter of 1005 9th Avenue South Townhouse Corporation of record in Instrument No. 20160309-0022491, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **1005 9th Avenue South, Nashville, TN 37203.**

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that it is 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; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 17th day of November, 2016.

Cates Builders, LLC,
a Tennessee limited liability company

By: _____
Steven G. Cates, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Steven G. Cates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Cates Builders, LLC, the bargainor, a Tennessee limited liability company, and that he as such President executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such President.

WITNESS my hand, at office, this 17th day of November, 2016

(Seal)

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

_____
Notary Public

My Commission Expires: 07-02-2018