1 GSRM Bk WH

BILL GARRETT, Davidson County
Trans:T20170006022 DEEDWARR
Recvd: 01/20/17 16:15 2 pgs
Fees:13.00 Taxes:2483.11
20170120-0006780

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 $671,111.00. Affiant Subscribed and sworn to before me, this 20 day of January, 2017. Notary Public My Commission Expires: 5-5-20

CATHERINE H. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Matthew Thomas Overton 1004 Southside Place Nashville, TN 37203	F&M Bank P.O. Box 451 Clarksville, TN 37041	105-01-0X-001.00CO

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 Grantee, 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 does transfer and convey unto **MATTHEW THOMAS OVERTON, a single man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1004, on the Horizontal Property Regime for 1004-1006 Southside Place, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160223-0017181, amended in Instrument No. 20160226-0018242, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description .

Being part of the same property conveyed to Cates Builders, LLC, a Tennessee limited liability company, by deed from Vernia Lanier, of record in Instrument No. 20160106-0001397, dated January 6, 2016, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2017 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 Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 4460, page 61, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 4575, page 964, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160223-0017181 and amended in Instrument No. 20160226-0018242, said Register's Office.

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

This is improved property known as: **1004 Southside Place, 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 persons whomsoever.

WITNESS my hand this 20th day of January, 2017.

Cates Builders, LLC,
a Tennessee limited liability company

By: S. G. Cates, Pres.
Steven G. Cates, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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 20th day of January, 2017.

(Seal)

CATHEERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

Notary Public

My Commission Expires: 5-5-20 ~~07/02/2018~~