1/ ... GSRM Box 44

BILL GARRETT, Davidson County
Trans:T20170008134 DEEDWARR
Recvd: 01/27/17 14:09 3 pgs
Fees:18.00 Taxes:1665.00
20170127-0009186

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 WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this 27 day of January, 2017. 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:
Cates Builders, LLC
112 Westwood Ave., Suite 220
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map-Parcel Number:
105-01-0-577.00

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES CAUDELL, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CATES BUILDERS, LLC, a Tennessee**

limited liability company 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 Unit 1013 Southside Avenue and Unit 1044 Archer Street, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1013 Southside Avenue and 1044 Archer Street, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20170117-0005074, Register's Office for said County, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles Caudell, by deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20030410-0047925, dated March 26, 2003, Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the primary residence of the Grantor herein.

This conveyance is made subject to:

1. 2017 County 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 Book 4860, page 25, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20170117-0005074, Register's Office for Davidson County, Tennessee.

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

This is improved property known as: **1013 Southside Avenue and 1044 Archer Street, 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, its successors and assigns, forever; and Grantor covenants with the said Grantee that he 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 himself, his 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 persons whomsoever.

WITNESS my hand this 26th day of January, 2017

Charles Caudell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Caudell, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of January, 2017

(Seal)



Notary Public

My Commission Expires: 2/17/20