BILL GARRETT, Davidson County
Trans:T20170033719 DEEDWARR
Recvd: 04/21/17 10:39 3 pgs
Fees:18.00 Taxes:2428.13
20170421-0039264

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 $656,250.00. Affiant Subscribed and sworn to before me, this 12th day of April, 2017. Notary Public My Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2020

Address New Owner As Follows: Megan M. McCrea, et vir 1006 Southside Place Nashville, TN 37203	Send Tax Bills To: New Owner	Map-Parcel Number: 105-01-0X-002.00-CO

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 does transfer and convey unto **MEGAN M. MCCREA AND RICHARD**

P. MCCREA, WIFE AND HUSBAND, 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 No. 1006, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1004 - 1006 Southside Place Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20160223-0017181, as amended in Instrument No. 20160226-0018242, 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 Vernia Lanier of record in Instrument No. 20160106-0001397, dated January 6, 2016, Register's Office for Davidson County, Tennessee.
A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree 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, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 4575, Page 964, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for 1004 - 1006 Southside Place Townhomes of record in Instrument No. 20160223-0017181, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20160226-0018242, Register's Office for Davidson County, Tennessee.

5. Charter of 1004 - 1006 Southside Place Townhomes Homeowner's Association, Inc., of record in Instrument No. 20160226-0018444, as amended in Instrument No. 20170322-0027988, 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: **1006 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 12th day of April, 2017.

Cates Builders, LLC,
a Tennessee limited liability company

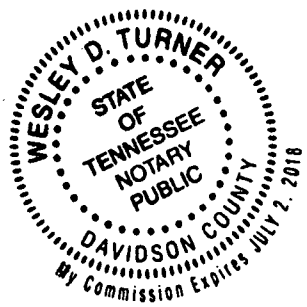
BY: S. G. Cates, Pres.
Steven G. Cates, President

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 12 day of April, 2017

(Seal)



Notary Public

My Commission Expires: _____