THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Michael E. Oakley & Judy B. Oakley
2112 Crestline Drive
Nashville, TN 37214
SEND TAX BILLS TO:
New Owners

BILL GARRETT, Davidson County
Trans:T20170035925 DEEDWARR
Recvd: 04/28/17 10:35 2 pgs
Fees:13.00 Taxes:999.00
20170428-0041833

WARRANTY DEED

(Map 84-14, Parcel 37)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **TOMMY M. CATE and wife, EVELYN H. CATE**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **MICHAEL E. OAKLEY and JUDY B. OAKLEY, husband and wife,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 44, on the Plan of Donelson Meadows, Section Two, according to plat and survey of same appearing of record in Book 2133, page 100, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Tommy M. Cate and wife, Evelyn H. Cate, by Warranty Deed from Edwin S. Randall Jr. and Joycelyn M. Randall, dated July 25, 1968, of record in Book 4254, Page 347, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated June 30, 2000, the said Tommy M. Cate conveyed all of his interest in the subject property to Evelyn H. Cate, of record in Instrument No. 20000703-0065576, in said Register's Office. Further, by Quitclaim Deed dated August 22, 2008 the said Evelyn H. Cate conveyed all of her interest in the subject property to Tommy M. Cate and wife, Evelyn H. Cate, of record in Instrument No. 20080828-0088169, in said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 2133, page 100, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2112 Crestline Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 26th day of April, 2017.

Tommy M. Cate
TOMMY M. CATE

Evelyn H. Cate
EVELYN H. CATE

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy M. Cate and Evelyn H. Cate, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of April, 2017.

Notary Public

My Commission Expires: May 20, 2017
(SEAL)

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Rutherford)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Debbie M. Cate
Affiant

Subscribed and sworn to before me this 26th day of April, 2017.

Notary Public

My commission expires: May 20, 2017

File No. 20170296

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY