BILL GARRETT, Davidson County
Trans: T20170039544 DEEDWARR
Recvd: 05/09/17 14:46 2 pgs
Fees: 13.00 Taxes: 656.75
20170509-0046114

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$177,500.00** (One Hundred Seventy Seven Thousand Five Hundred).

Paul W Cates
AFFIANT

Subscribed to and sworn before me this 8th day of May, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARIAL SEAL)
My Commission Expires SEPT. 7, 2020

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Paul W. Cates and Phyllis Cates 504 Fedders Drive Madison, TN 37115	Mortgage Research Center, LLC dba Veterans United Home Loans P.O. Box 957 Columbia, MO. 65205	04306018600

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EUGENE KAMARASY, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PAUL W. CATES AND PHYLLIS CATES, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Madison Park, Section 3, as of record in Book 3500, Page 104, Register's Office for said County. Said Lot No. 58 fronts 75.0 feet on the southerly side of Fedders Drive and back 154.8 feet on the easterly line and 101.97 feet on the westerly line, to a line in the rear which it measures 97.6 feet.

Being the same property conveyed to James M. Milliken and wife, Glenda Milliken by deed from David W. Thomas, Executor for the Estate of Eva Jean Gray of record in Instrument No. 20110218-0013922, dated February 16, 2011 and recorded February 18, 2011, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to True Haven Homes, LLC by deed from James M. Milliken and wife, Glenda Milliken, of record in Instrument No. 20161228-0136468, dated December 28, 2016 and recorded December 28, 2016, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eugene Kamarasy, unmarried, by deed from True Haven Homes, LLC, of record in Instrument No. 20161228-0136483, dated December 28, 2016 and recorded December 28, 2016, Register's Office for Davidson County, Tennessee.

Being also known as 504 Fedders Drive, Madison, Tennessee 37015.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **504 FEDDERS DRIVE** **MADISON, TN 37115**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this 8th day of May, 2017

Eugene Kamarasy

Eugene Kamarasy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of May, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Eugene Kamarasy** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 8th day of May, 2017.

Notary Public

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires: My Commission Expires SEPT. 7, 2020