WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

E C Aylsworth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~20th~~ 21st day of June, 2017

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert T. Cate	7th M BANK	150-04-0-055.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
3112 Windsor Green Drive	10 CADILLAC DR, STE 100	Trans:T20170054180 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 06/23/17 15:43 2 pgs
Antioch, TN 37013	BRENTWOOD, TN 37027	Fees:13.00 Taxes:924.63
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170623-0063692

FOR AND 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, **Inez D. Waddell, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert T. Cate and Vivian D. Cate, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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. 554 on the Plan of Section One-B, Kensington of Priest Lake, of record in Book 6250, page 150, Register's Office for Davidson County, Tennessee.

SAID Lot No. 554 fronts 100 feet on the westerly margin of Windsor Green Drive and extends back 145 feet on the northerly line and 125 feet on the southerly line to a dead line in the rear measuring 101.98 feet thereon.

BEING the same property conveyed to Mack Waddell and wife, Inez D. Waddell, by Warranty Deed from Mary K. Gastineau, formerly Mary S. King, a widow, dated July 30, 2004, of record in Instrument No. 20040803-0093040, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Mack Waddell, as Trustee of the Mack Waddell Revocable Trust dated June 25, 2013, by Quitclaim Deed from Mack Waddell and Inez D. Waddell, dated June 25, 2013, of record in Instrument No. 20140709-0060553, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Mack Waddell and Inez D. Waddell, husband and wife, by Quitclaim Deed dated September 12, 2016, from Mack Waddell, as Trustee of the Mack Waddell Revocable Trust dated June 26, 2013, of record in Instrument No. 20160913-0096138, Register's Office for Davidson County, Tennessee. The said Mack Waddell having since died and the subject property being vested in Inez D. Waddell, as surviving tenant by the entirety.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 6250, page 150; Restrictions of record in Book 6386, page 65; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3112 Windsor Green Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 20th day of June, 2017.

Inez D. Waddell

State of OHIO
County of Stark

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Inez D. Waddell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Canton (City), OHIO (State), this 20th day of June, 2017.

Notary Public
My Commission Expires: 2-23-22

File No.: 25397

NOTARIAL SEAL
STATE OF OHIO

JENNIFER L. WILLIAMS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
February 23, 2022