21

BILL GARRETT, Davidson County
Trans:T20170056372 DEEDWARR
Recvd: 06/30/17 15:29 3 pgs
Fees:18.00 Taxes:2682.13
20170630-0066351

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 $724,900.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2017.

Notary Public

My Commission Expires: 01/04/2021

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner As Follows:
SAE Properties, LLC
3624 Rainbow Place
Nashville, TN 37204-3821

Send Tax Bills To:
New Owner

Map-Parcel Number:
105-01-2B-001.00CO

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, **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 **SAE PROPERTIES, 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 No. 1011-A, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1011 Southside Avenue, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20160603-0055881, Register's Office for said County, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Cates Builders, LLC, a Tennessee limited liability company, by deed from Charles Borum and Earnestine Borum, husband and wife, of record in Instrument No. 20160615-0060602, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2017 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 including 30 foot minimum building setback line on the front line and 10 foot utility and drainage easement on the rear line.

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. 201600603-0055881, 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: **1011-A Southside Avenue, 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 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of June, 2017.

Cates Builders, LLC,
a Tennessee limited liability company

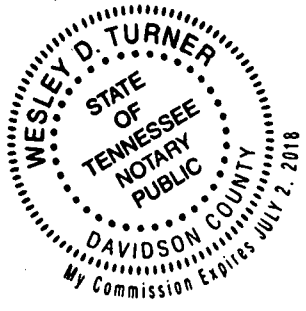
By: _____
Steven G. Cates, President

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 29 day of June, 2017.

(Seal)



_____
Notary Public

My Commission Expires: 7-2-2018