File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 12914 DEEDWARR
10/12/2017 02:23:39 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20171012-0104797

W & I Ref: (DM) Title No.: 59175
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Catalyst Properties, LLC 11533 U.S. Hwy 70 Proctor, AR 72376	NEW OWNER

TAX MAP PARCEL NUMBERS: 13001010800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Douglas L. MacKenzie, as surviving tenant by the entirety**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Catalyst Properties, LLC**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 of Block J on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2 of record in Book 1130, page 71, Register's Office for said County to which plan reference is hereby made for a more complete description. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6518, page 756, said Register's Office.

Being the same property conveyed to Douglas L. MacKenzie and wife, Patricia P. MacKenzie by Warranty Deed from George Logan and wife, Lera M. Logan vested with 3/8 undivided interest; Wilbur Logan and wife, Lillie Mae Logan vested with 3/8 undivided interest; Sallye Mae Logan Dorris being one and the same person as Sallye Mae Logan, and husband, Harold T. Dorris, vested with 1/8 undivided interest and Edward Logan and wife, Florence Anne with 1/8 undivided interest and Edward Logan and wife, Florence Anne with 1/8 undivided interest, dated June 7, 1965, recorded June 21, 1965, of record in Book 3904, page 374, Register's Office for Davidson County, Tennessee. The said Patricia P. MacKenzie has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 71, said Register's Office, which Plan shows a 50 foot minimum building setback line from Page Road, and a 10 foot easement for public utility purposes along the rear line of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6518, page 756, said Register's Office.

This is improved property, known as 115 Page Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of October, 2017.

Douglas L. MacKenzie

State of Tennessee

County of Davidson

On this 10th day of October, 2017, before me the undersigned authority, personally appeared Douglas L. MacKenzie, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Sworn and subscribed before me this 10th day of October, 2017.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: