WARRANTY DEED

Bill Garrett Davidson County
Batch# 37039 DEEDWARR
12/14/2017 11:16:17 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20171214-0127545

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Cates	New Owner	06409016000
(NAME)	(NAME)	
204 Commerce Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Thomas B. Sapienza and Helen I. Belsky, unmarried, as tenants in common with full rights of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert Cates and Elizabeth Cates, Husband and Wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, being the westerly 50' of Lots 30, 31, and 32 of Block "K" on the Plan of Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County. Beginning at a point in the southwesterly corner of said tract, northerly side of Commerce Street, at the intersection of a 10' alley with Commerce Street and proceeding N6 degrees 27 minutes W 50', parallel to said 10' alley; N 68 degrees E, 50' S 1 degree 17 minutes W 70.67'; N 70 degrees 24 minutes W, 57.33', parallel to Commerce Street to the point of beginning, containing .073 acres, more or less.

Being the same property conveyed to Thomas B. Sapienza and Helen I. Belsky, unmarried, as tenants in common with full rights of survivorship by Warranty Deed from Sandy Walpole, dated 12/12/2005, recorded 12/09/2005, of record in Instrument No. 20051209-0148022, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 421, Page 120, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 204 Commerce Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-40984
SMG TN Warranty Deed

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), 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), 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 our hands ~~this~~ 7th day of December, 2017.

Thomas B. Sapienza

Helen I. Belsky

State of Tennessee
County of Wilson

Personally appeared before me Thomas B. Sapienza and Helen I. Belsky, 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 purposes therein contained.

WITNESS my hand and seal this 7th day of December, 2017.

Notary Public _____
My Commission Expires: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

