1 GSRM Box 44

Bill Garrett Davidson County
Batch# 39083 DEEDWARR
12/19/2017 09:18:50 AM 2 pgs
Fees: $13.00 Taxes: $3,385.50

20171219-0129016

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 $915,000.00. Affiant Subscribed and sworn to before me, this 16th day of December, 2017. Notary Public My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Dan Payant 1013 Southside Avenue Nashville, TN 37203	Success Mortgage Partners, Inc. 1200 S. Sheldon Rd. Ste. 150 Plymouth, MI 48170	105012R00100CO

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 **DAN PAYANT, a married man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1013 as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1013 Southside Avenue and 1044 Archer Street, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20170117-0005074, as corrected in Instrument No. 20170123-0007352, and amended in Instrument No. 20171207-0125144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Cates Builders, LLC, a Tennessee limited liability company, by deed from Charles Caudell, married, of record in Instrument No. 20170127-0009186, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. County taxes for the year 2018 and subsequent years. 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.

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. 20170117-0005074, as corrected in Instrument No. 20170123-0007352, and amended in Instrument No. 20171207-0125144, Register's Office for Davidson County, Tennessee.

4. Charter for 1013 Southside Avenue and 1044 Archer Street Townhouse Corporation of record in Instrument No. 20170123-0007353, as amended in Instrument No. 20170123-0007354, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1013 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, his heirs 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16 day of December, 2017.

Cates Builders, LLC,
a Tennessee limited liability company

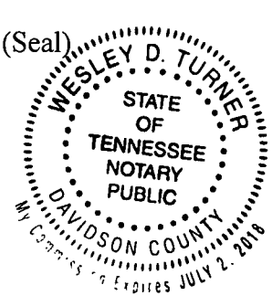
BY: _____
Steven G. Cates, President

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 16 day of December, 2017.

(Seal)



_____
Notary Public

My Commission Expires: 07/02/2018