1/GSRM
Box 44

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 171214335** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,235,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 26th day of January, 2018.<br><br>Notary Public<br>My Commission Expires: 10-14-2019 |

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Bill Garrett Davidson County
Batch# 52038 DEEDWARR
01/26/2018 03:59:36 PM 2 pgs
Fees: $13.00 Taxes: $4,569.50
20180126-0008616

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Steven G. Cates | Wesley D. Turner | Tax Parcel ID No. |
| 112 Westwood Pl | GSRM Law | 116-10-0-041.00 |
| Ste 220 | 150 Third Ave S, Ste 1700 | |
| Brentwood, TN 37027 | Nashville, TN 37201 | |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shawn Pokrant and Clenna Pokrant, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Steven G. Cates**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being parts of Lot Nos. 1 and 2 on the Plan of Johnson Bransford's Subdivision of Parts of Lots 1, 2, 3 and 5 in the subdivision of Parts of Lots 1, 2 and 44 in the subdivision of Deer Park, Belle Meade as of record in Book 421, Page 153, Register's Office for Davidson County and described as follows:

Beginning at a point on the Northerly margin of Jackson Boulevard, 40 feet East of the common corner of Lots 1 and 2 on both plans referred to, and running thence in a Westerly direction and with the Northerly margin of Jackson Boulevard, 190 feet to a point, which is shown to be 468 feet Southeasterly from Harding Road, and is the Southwest corner of said Lot No. 1 on the Plan in Book 421, Page 153, above referred to; thence in a Northeasterly direction and along the West line of said Lot 1 and the Easterly part of the lot conveyed to Mamie B. Ewing by deed of record in Book 498, Page 320, said Register's Office, 330 feet to a point in her Easterly line; thence Eastwardly parallel with the Northerly line of said Lot No. 1, 84.63 feet, more or less, to a point in the North line of said Lot 1; thence with the North line of said Lot 1, and of Lot 2, Eastwardly 58.9 feet; thence from this point in the North line of Lot 2, Southwardly 307 feet, more or less, to the point of beginning.

Being the same property conveyed to SHAWN POKRANT and CLENNA POKRANT, husband and wife, by deed from MARGARET VICTORIA FORT HALL, of record in Instrument No. 20170615-0060314, dated May 30, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, setback lines, general utility, sewer and drainage easements and subdivision declarations, covenants, restrictions and easements of record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 116-10-0-041.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 421, page 153, said Register's Office.

This is unimproved property located at 200 Jackson Boulevard Nashville TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 26th day of January, 2018.

Shawn Pokrant

Clenna Pokrant

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shawn Pokrant and Clenna Pokrant, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of January, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018