Bill Garrett Davidson County
Batch# 64666 DEEDWARR
03/02/2018 12:03:30 PM 4 pgs
Fees: $23.00 Taxes: $23,495.00
20180302-0019895

FF 34060

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 $6,350,000.00. Phyllis B. Vandiver Affiant Subscribed and sworn to before me this 1st day of March, 2018. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
PEDS Trust 511 Belle Meade Blvd. Nashville, TN 37205	New Owner	116-14-0-089.00

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, **STEVEN G. CATES, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL D. SONTAG, Trustee of the PEDS Trust, u/a dated**

February 7, 2018, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Two tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. 1: Being the northerly 127 ½ feet of Lot No. 24 of Block "A" on the Plan of the First Belle Meade Subdivision, as of record in Book 332, pages 88 and 89, Register's Office for said County, described as follows:

Beginning on the westerly margin of Belle Meade Boulevard at a stone, the corner of Lot Nos. 24 and 25; thence with the line between said two lots, westwardly 1479 feet, more or less, to an old stake near a large oak in the easterly line of Bransford Realty Company and Johnson Bransford's Subdivision of a 40 acre tract, etc., of record in Book 421, page 67, said Register's Office; thence with said line, southwardly 127 ½ feet; thence eastwardly 479 feet, more or less, to the westerly margin of said Boulevard; thence with the westerly margin of said Boulevard, northwardly 127 ½ feet to the beginning.

TRACT NO. 2: Being the easterly 10 feet of Lot Nos. 3 and 18 in Bransford Realty Company's and Johnson Bransford's Subdivision of part of a 40 acre tract, and all of Lot No. 27 and part of 28 in Deer Park Subdivision, Belle Meade, the plan of which is of record in Book 421, page 67, Register's Office for said County.

Said part of Lot Nos. 3 and 18 is a part of said 40 acre tract and is described as follows: Beginning at a point in the northeasterly corner of said Lot No. 18, said point being also the corner of Lot Nos. 17 and 18; thence with the eastern boundary line of Lot Nos. 18 and 3, southerly 182 feet to the southern boundary line of said Lot No. 3; thence with the same westerly 10 feet; thence northerly 182 feet to a point in the line between Lots Nos. 17 and 18; thence with the line between said two lots, easterly 10 feet to the beginning.

Being the same property conveyed to Steven G. Cates, a married man, by quitclaim deed from Cates Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20151230-0130906, 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.

Lyn W. Cates joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Steven G. Cates.

This conveyance is made subject to:

1. 2018 City and County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree 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 332, pages 88 and 89 and Book 421, page 67, Register's Office for Davidson County, Tennessee.

This is improved property known as: **511 Belle Meade Blvd., 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, its successors and assigns, forever; and Grantor covenants with the said Grantee that he 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 himself, his heirs 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 1st day of March, 2018.

Steven G. Cates

Lyn W. Cates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven G. Cates and Lyn W. Cates, the within named bargainor, 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 1st day of March, 2018.

(Seal)

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

Notary Public

My Commission Expires: _____

195791.1/2002216

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

