NEW OWNER:

Catalyst Properties, LLC
6052 Evensong Cove
Memphis, TN 38120

SEND TAX BILLS TO:

Catalyst Properties, LLC
6052 Evensong Cove
Memphis, TN 38120

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0161 MJ

7-51.00-R-0

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 80339 **DEEDWARR**
04/12/2018 03:42:04 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50

20180412-0034712

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Eighty-Five Thousand and 00/100 Dollars ($585,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BILL D. WILLIAMS**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CATALYST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County,** Tennessee, bound and described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hunt Terrace, Part One, of record in Book 1130, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Bill D. Williams by Quitclaim Deed from B. W. Leasing, LLC, an Alabama limited liability company, of record in Instrument No. 20180302-0019610, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **March, 2018.**

BILL D. WILLIAMS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BILL D. WILLIAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **March, 2018.**

Alicia L Riehl

My commission expires: 9/20/20

ALICIA L RIEHL
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

****

The actual consideration or value, whichever is greater, for this transfer is $ **585,000.00** .

AFFIANT

Sworn to and subscribed to before me this 16 day of **March, 2018.**

NOTARY PUBLIC

My commission expires: 5/10/21

Notary Public State of Florida
Sandra M LaValley
My Commission GG 103676
Expires 05/10/2021