Bill Garrett Davidson County
Batch# 82509 DEEDWARR
04/19/2018 07:54:30 AM 4 pgs
Fees: $23.00 Taxes: $3,048.80
20180419-0036742

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 $824,000.00. Affiant Subscribed and sworn to before me, this 18th day of April, 2018. Notary Public My Commission Expires: 10-14-2019

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Daniel Burton 1009-A Southside Avenue Nashville, TN 37203	New Owner	105-01-2D-001.00CO

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 **DANIEL C. BURTON, TRUSTEE OF**

THE BURTON FAMILY TRUST UNDER THE BURTON FAMILY IRREVOCABLE TRUST AGREEMENT DATED NOVEMBER 16, 2012, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1009-A, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1009 Southside Avenue, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 201606060056478, Register's Office for said County, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Cates Builders, LLC, a Tennessee limited liability company, by deed from Phyllis B. Smith, an unmarried person, of record in Instrument No. 20160615-0060601, 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. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. 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, Register's Office for Davidson County, Tennessee, including 30 foot minimum building setback line on the front line and 10 foot utility and drainage easement on the rear line.

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. 20160606-0056478, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170815-0083709, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **1009-A 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 successors 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 successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of April, 2018.

Cates Builders, LLC,
a Tennessee limited liability company

By: _____
Steven G. Cates, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN G. CATES,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of April, 2018.

(Seal)

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

_____
Notary Public

My Commission Expires: 07/02/2018

726185.1/2010969

201804190036742

True Copy Certification

I, Wesley D. Turner, 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.

Signature

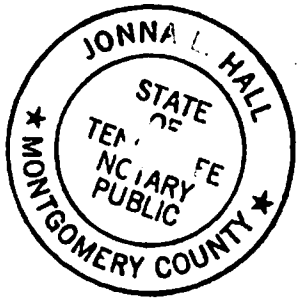
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner 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: 10/14/2019

Notary's Seal



722337.1/2010969