WARRANTY DEED

Bill Garrett Davidson County
Batch# 86745 DEEDWARR
05/01/2018 09:44:39 AM 2 pgs
Fees: $13.00 Taxes: $640.10

20180501-0040889

A-WR-18-1916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Modern Homes LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**081-07-0-281.00**
222 Pelham Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS CATO AND GWENDOLYN CATO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MODERN HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Menee's Subdivision of Lot No. 8, Thomas Woodards Subdivision of record in Plat Book 161, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 37 fronts 50 feet on the Easterly side of 15th Avenue, North, Formerly Hutchinson Avenue, and runs back 131.1 feet on the Southerly Line and 132.4 feet on the Northerly Line to a Alley, Measuring 50 feet thereon.

Being the same property conveyed to Anthony Tibbs by Warranty deed from James C. and Lois T. Pickett Charitable Remainder Trust of record in Book 10436, page 928, Register's Office for Davidson County, Tennessee, dated April 30, 1997 and recorded on May 01, 1997.

Being the same property conveyed to Thomas Cato by Quitclaim deed from Antony Tibbs of record in Book 10978, page 361, Register's Office for Davidson County, Tennessee, dated March 15, 1998 and recorded on June 16, 1998.

Being the same property conveyed to Thomas Cato and Gwendolyn Cato, his wife, as tenants by the entirety by Quitclaim deed from Thomas Cato, jointed by Gwendolyn Cato, his wife of record in Instrument No. 20080215-0015194 Register's Office for Davidson County, Tennessee, dated February 07, 2008 and recorded on February 15, 2008.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 44, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1916 15th Ave N, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 27 DAY OF APRIL, 2018.

Thomas Cato By Gwendolyn CATO AS IN FACT
Thomas Cato by Gwendoyln Cato as Attorney-in-Fact

Gwendolyn Cato
Gwendolyn Cato

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GWENDOLYN CATO, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THOMAS CATO, and who acknowledged he/she/they executed the same as the free act and deed of the said THOMAS CATO.

Witness my hand and official seal, this the 27th of April, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GWENDOLYN CATO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of April, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212