WARRANTY DEED

Bill Garrett Davidson County
Batch# 97628 **DEEDWARR**
05/29/2018 12:14:09 PM 2 pgs
Fees: $13.00 Taxes: $949.05

20180529-0050897

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,500.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 6/12/21

(AFFIX SEAL)

VALERIE L KANE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-12-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danielle M. Wiedmeyer	Danielle M. Wiedmeyer	187 05 0A 137.00
(NAME)	(NAME)	
3309 Esk Alley	3309 Esk Alley	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Katherine Ely Cato and Chase Tobin Cato, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danielle M. Wiedmeyer,** unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 137, as shown on the Final Plat of Burkitt Springs, Phase Two, of record as Instrument No. 20150205-0011089, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Katherine Ely Cato and Chase Tobin Cato, wife and husband, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated January 15, 2016, of record in Instrument No. 20160120-0005822, corrected in Instrument No. 20160212-0013844, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Instrument No. 20150205-0011089; Declaration of restrictions and covenants for stormwater facilities and systems of record in Instrument No. 20130514-0048379; Restrictive covenant for detached structure of record in Instrument No. 20150601-0050466; Charter, Restrictions and By-Laws of Burkitt Springs Homeowners Association of record in Instrument No. 20140110-0002949; and Restrictions of record in Instrument No. 20150908-0091208, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3309 Esk Alley, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 24th day of May, 2018.

Chase Tobin Cato

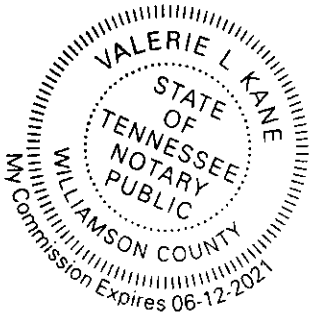
Katherine Ely Cato

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Chase Tobin Cato and Katherine Ely Cato, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 24th day of May, 2018.

Notary Public
My Commission Expires: 6/12/21



File No.: 27571