Bill Garrett Davidson County
Batch# 100579 DEEDWARR
06/05/2018 10:37:15 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20180605-0053607

WARRANTY DEED

MARY ANNE BALLEW NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Comm. Expires 01-29-2020

CATTANO-H18151

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF June, 2018.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christian Patrick Cattano , an unmarried man and Kassandra Bielenberg, an unmarried woman	~~NEW OWNER'S~~ Community Mortgage Corp.	107.09-0-012.00
1007 Massman Drive	142 Timber Creek Drive	
Nashville, TN 37217	Cordova, TN 38018	

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, I/we, JAMES LESTON RAMPY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CHRISTIAN PATRICK CATTANO , AN UNMARRIED MAN AND KASSANDRA BIELENBERG, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs 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 8, on the plan of Patricia Heights Annex as of record in Book 2900, Page 37, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Leston Rampy by deed from Jolene F. Racke, unmarried of record in Book 200111080122727, recorded on 11/08/2001, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 2900, Page 37, Register's Office for Davidson County, Tennessee.

Subject to all Restrictions of record in Book 2962, Page 522, Register's Office for Davidson County, Tennessee.

Subject of any easement and/or restrictions of record in Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1007 Massman Drive, Nashville, Tennessee 37217 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 4th day of June, 2018 :

James Leston Rampy

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Kevin Tracy Williams, a Notary Public in and for said County and State, the within named JAMES LESTON RAMPY, UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 4th day of June, 2018.

Notary Public

My Commission Expires: 07/21/2020

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN