Bill Garrett Davidson County
Batch# 128964 DEEDWARR
08/14/2018 03:07:44 PM 2 pgs
Fees: $13.00 Taxes: $998.63

20180814-0080378

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13TH day of AUGUST, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kylie Dailey and Kevin Dailey	MOVEMENT MORTGAGE, LLC	051 07 0 005.00
(NAME)	(NAME)	
804 Fairoaks Dr	8024 CALVIN HALL ROAD	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	INDIAN LAND, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gregory A. Cates and Revonda D. Cates, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kylie Dailey and Kevin Dailey, wife and husband, and Bruce W. Dailey, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 17 on the Plan of Pleasant Acres, Section Five, of record in Plat Book 2331, page 56, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Gregory A. Cates and wife, Revonda D. Cates by Warranty Deed from Elizabeth P. Moore, unmarried dated March 14, 2001 and recorded March 16, 2001 as Instrument No. 20010316-0025383, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 804 Fairoaks Dr, Madison, TN 37115

File Number: GRN-185858SSO

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, has 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 our hands this 13th day of August, 2018

Gregory A. Cates

Revonda D. Cates

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Gregory A. Cates and Revonda D. Cates, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of August, 2018.

Notary Public

My Commission Expires: 12-22-19

(SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: GRN-185858SSO