Bk/56

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,200.00.

Affiant

Subscribed and sworn to me on November 9, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-21

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Y Johnson Davidson County
Batch# 162454 DEEDWARR
11/19/2018 03:26:16 PM 4 pgs
Fees: $23.00 Taxes: $981.24

20181119-0113894

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32084

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brett A. Wesnofske 786 Elvsian Fields Road Nashville, TN 37204	SAME AS NEW OWNER	057-059 (PARCEL 1) 057-060 (PARCEL 2)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Andrew L. May, a 2/20 undivided interest, Elizabeth May Stern, a 9/20 undivided interest and Joseph L. May, a 9/20 undivided, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Brett A. Wesnofske, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

PARCEL 1:

TRACT 1:
Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the map of the Robert Cato Farm, as of record in Book 421, page 85, Register's Office for said County, described partly according to a survey made by Ralph W.C. Lambert, Surveyor, on 9/5/55, as follows:

Beginning at a point in the center of Cato Road at the Northeast corner of a part of Lot No. 1 conveyed to William Soley Henderson by Sarah Ann Shook, by deed of record in Book 636, page 164, said Register's Office; thence with the eastern boundary of said Henderson property S 32 deg. 0' W 400 feet to an iron pin, Henderson's Southeast corner; thence with Henderson's southern boundary line N 55 deg 45' W 275 feet to the eastern boundary line of Lot No. 2 on said plat; thence with the line between said Lots Nos. 1 and 2, S 34 deg. 45' W 1,985 feet to an iron pin, the common corner of said Lots Nos. 1 and 2; thence with southern boundary line of said Lot No. 1, S 75 deg. E 900 feet to the southeast corner of said Lot No. 1; thence with the eastern boundary line of said Lot No. 1, N 29 deg. 45' E 2,025 feet, more or less, to the center of a creek, said point being in the westerly boundary line of the 1.30 acre tract of land conveyed to Garner E. Norfleet; thence with said line northwestwardly210 feet, more or less, to the center of said Road; thencewith the center of said Road, N 83 deg. 30' W 240 feet to the beginning.

TRACT 2:
Land in the 13th, formerly the 23rd, civil District of said County, being part of Lot No. 1 on the Map of the Robert Cato Farm, as of record in Book 421, page 85, Register's Office for said County, described partly according to a survey made by Ralph W.C. Lambert, Surveyor, on 12/18/55, as follows:

Beginning in the center of 25 foot road as reserved in a deed of record in Book 2488, page 78, said Register's Office, being S 82 deg. 30' E 200 feet and S 25 deg. 30' W 202 feet from the northeast corner of that part of said Lot No. 1 conveyed to William Soley Henderson by deed from Sarah Ann Shook, of record in Book 636, page 164, said Register's Office; thence S 25 deg. 3' W 348 feet to an iron pin; thence S 27 deg. 15' E 205 feet to an iron pin; thence N 29 deg. 45' E 398 feet; thence northwestwardly 230 feet, moreor less to the beginning.

Included in the above description of Tracts 1 and 2 but excluded therefrom is a portion of the property conveyed to Ralph B. Gartman and wife,Hazel Gartman, of record in Book 2488, page 78, to Linda Porter Leyva, by deed from R.E. Lynn et ux, Opal R. Lynn, of record in Book 2965, page 77; to William E. Jones and wife, Patty Lou Jones by Deed from R.E. Lynn and wife, Opal R. Lynn in Book 2549, page 509; to Henry L. Glasscock et ux, Lorene V. Glasscock, by deed from R.E. Lynn et ux, Opal R. Lynn, of record in Book 2858, page 397 and to Shirley R. Brown and wife, Minnie Brown, by deed from R.E. Lynn et ux Opal R. Lynn, of record in Book 4771, page 826, said Register's Office.

PARCEL 2:

Land in 13th District of Davidson County, Tennessee, being a part of Lot No. 1 in the subdivision of the Robert Cato Lane, as shown on plan of record in Book 421, page 85, Register's Office for Davidson County, Tennessee, and is described by metes and bounds as follows:

Beginning at a point in the public road, said point being the northwest corner of Lot No. 1; running thence South 49 1/2 degrees East 10.60 poles to a stake; thence South 82 1/2 degrees East 6.24 poles to a stake; thence South 34 3/4 degrees West 19.60 poles to a stake; thence North 55 1/4 degrees West 16.24 poles to a stake in the West line of Lot No. 1; thence with the westerly line of said lot, North 34 3/4 degrees East 17.88 poles to the beginning and containing 1.78 acres.

Being the same property conveyed to Andrew L. May, a 2/20 undivided interest, Elizabeth May Stern, a 9/20 undivided interest and Joseph L. May, a 9/20 undivided interest, by deed dated April 1, 1987 and recorded April 7, 1987, from J.J. Butterworth, Jr. et ux Audrey Butterworth, of record in Book 7194, page 514, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been paid by Grantor(s); and subsequent taxes are assumed by the Grantee(s).

This property is also known as improved property located at 4515 (PARCEL 1) & 4525 (PARCEL 2) Cato Road, Nashville, TN 37218.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 9th day of November, 2018.

Andrew L. May

Joseph L. May

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 9, 2018, before me personally appeared Joseph L. May and Andrew L. May to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 9, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021

WITNESS my/our hand(s) this 13th day of November, 2018.

Elizabeth May Stern

Elizabeth May Stern

Elizabeth May Stern

STATE OF New York, **COUNTY OF** Westchester

On November 13th, 2018, before me personally appeared Elizabeth May Stern to me known (or proved to me on the basis of satisfactory evidence) to be the person(~~s~~) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on November 13th, 2018.

KAREN M BATTISTA
Notary Public – State of New York
NO. 01BA6029060
Qualified in Westchester County
My Commission Expires Dec 11, 2021

Karen M. Battista

NOTARY PUBLIC

My Commission Expires: 12-11-2021