**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Suite 150**
**Brentwood, TN 37027**

**CRT File No. 181118573**

HUDSON LEWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JANUARY 19, 2022

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of December, 2018.

Notary Public
My Commission Expires: _____

Karen Y Johnson Davidson County
Batch# 179113 DEEDWARR
12/31/2018 10:38:28 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20181231-0126342

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Keith Cato and Janice Cato<br>323 Shady Creek Lane<br>Nashville TN 37211 | New Owner | Tax Parcel ID No.<br>161-13-0B-323.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Craig A. Jensen, married and John S. Jensen, married as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith Cato and Janice Cato, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County Tennessee, being Unit No. 323 on the Plan of Creekside, as shown on Exhibit "B" of the Master Deed of Record in Instrument No. 20050204-0013611 and amended in Instrument No. 20050329-0034131 and in Instrument No. 20050822-0100021 Registers Office for said County, to which plan reference is thereby made for a more complete and accurate description.

Being the same property conveyed to Craig A. Jensen, married and John S. Jensen, married as tenants in common by Quitclaim deed from Craig A. Jensen, married of record in Instrument No. 20160825-0089129 Register's Office for Davidson County, Tennessee, dated August 23, 2016 and recorded on August 25, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien due and payable, but not delinquent.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Creekside at Brentwood of record in Instrument Number 20040702-0079260, Instrument No. 20050204-0013611, Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126, Register's Office for Davidson County, Tennessee.

Right of Way to State of Tennessee in Book 7859, page 398, Register's Office for Davidson County, Tennessee.

Ground Lease with SBA Towers, Inc. in Instrument 20000403-0032883, Instrument 20000714-0069736, Instrument 20040305-0025830, Instrument 20040305-0025837, and Instrument 20110203-0009711, Register's Office for Davidson County, Tennessee.

Transmission Line Easement in Book 2438, page 376, Register's Office for Davidson County, Tennessee.

Easement for Water Mains in Book 6408, page 486, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement in Book 7250, pages 755 and 758, and Book 7267, page 41, Register's Office for Davidson County, Tennessee.
Construction Slope Easement in Book 7851, page 708, Register's Office for Davidson County, Tennessee.

Access and Grading Easement Agreement in Instrument 20040305-0025838, Register's Office for Davidson County, Tennessee.

Drainage Easement, Stockpile, Buffer, Traffic Lights and Lanes Agreement in Instrument 20040305-0025834, Register's Office for Davidson County, Tennessee.

Easement in Book 9444, page 27, Register's Office for Davidson County, Tennessee.

Miscellaneous easements and right of way granted to State of Tennessee in Book 7859, page 398, Register' s Office for Davidson County, Tennessee.

Quitclaim Deed for common area in Instrument 20080724-0075832, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan (Boundary Plat) of record in Instrument Number 20040714-0084063, amended in Instrument Number 20090730-0071237, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20041217-0150431, Register's Office for Davidson County, Tennessee.

Easement for underground utility line of record in Instrument No. 20050606-0064353, Register's Office for Davidson County, Tennessee.

Easement for access and utilities of record in Instrument No, 20040305-0025839, Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument No. 20040720-0086492, Register's Office for Davidson County, Tennessee.

Memorandum of Antenna Site Agreement recorded in Instrument No. 20000321-0028710, Register' s Office for Davidson County, Tennessee.

Memorandum of Lease of record in Instrument No. 20001102-0108823, Register's Office for Davidson County, Tennessee.

This is improved property located at 323 Shady Creek Lane Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 21st day of December, 2018.

Craig A. Jensen

John S. Jensen

Julianna M. Jensen

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Craig A. Jensen and Julianna M. Jensen and John S. Jensen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2018.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022