THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34614-01-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me this 1st day of February, 2019. Notary Public My Commission Expires:

KELLY E COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Jacob Catt & Chelsey Catt 500 Whispering Hills Drive Nashville, TN 37211	**Send Tax Bills To:**	**Tax Information:** Map and Parcel No.: 147 15 0 119 00

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, **Johnson B. Bullard and Grace S. Bullard, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Catt and Chelsey Catt, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 500 Whispering Hills Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 191664 DEEDWARR
02/05/2019 08:53:19 AM 3 pgs
Fees: $18.00 Taxes: $999.00

20190205-0010691

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of February, 2019.

Johnson B. Bullard

Grace S. Bullard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Johnson B. Bullard and Grace S. Bullard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2019.

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Whispering Hills, Section I, of record in Plat Book 2331, pages 82, 83 and 84, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed Johnson B. Bullard and Grace S. Bullard, husband and wife, by deed dated November 18, 2014 from JLCP Investments, LLC, a Florida limited liability company, of record in Instrument No. 20141119-0106734, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 147 15 0 119 00.
2. All matters appearing on the Plan of record as Book 2331, pages 82, 83, and 84, Register's Office for Davidson County, Tennessee.