NEW OWNER:
Catalyst Properties, LLC
1000 Brookfield Rd Ste 120
Memphis, TN 38119-0853

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-101

MAP & PARCEL
130-05-0-045.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 196015 DEEDWARR
02/15/2019 03:52:30 PM 4 pgs
Fees: $23.00 Taxes: $2,266.25
20190215-0014364

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED TWELVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($612,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Jeanine Petrone Thompson and Tommy Thompson, wife and husband** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Catalyst Properties, LLC, a Tennessee Limited Liability Company** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No, 16 of block "H" on the Second Revised Plan of Highlands of Belle Meade No. 2, Blocks E, F, G, H & K, as of record in Book 1130, page(s) 71 and 72, Register's Office for said County.

Said Lot No. 16 fronts 104 feet on the Southerly side of West Tyne Drive and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Jeanine Petrone Thompson and Tommy Thompson, husband and wife by Warranty deed from Butler Family Residence Trust of record in Instrument No. 20161212-0129877 Register's Office for Davidson County, Tennessee, dated December 09, 2016 and recorded on December 12, 2016.

Being also known as 123 West Tyne Drive Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 13 day of **February, 2019**.

Jeanine Petrone Thompson

Tommy Thompson

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Jeanine Petrone Thompson and Tommy Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of **February, 2019**.

NOTARY PUBLIC

My commission expires: 10-26-24

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

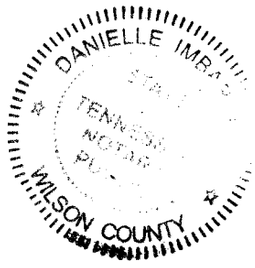
The actual consideration or value, whichever is greater, for this transfer is $ **612,500.00**.

AFFIANT

Sworn to **and subscribed to** before me this 13th day of **February, 2019**.

NOTARY PUBLIC

My commission expires: 10.6.21



Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).