NEW OWNER:
Charles L. Jemley
115 Page Road
Nashville, TN 37205

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: 19-103

MAP & PARCEL
130-01-0-108.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 204976 DEEDWARR
03/12/2019 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $8,279.92
20190312-0022689

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO MILLION TWO HUNDRED THIRTY SEVEN THOUSAND EIGHT HUNDRED SEVENTEEN AND 00/100 DOLLARS ($2,237,817.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Catalyst Properties, LLC, a Tennessee Limited Liability Company** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Charles L. Jemley and Sherri T. Jemley, husband and wife** ("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. 7, Block J on the Plan of Second Revised Plan Highlands of Belle Meade No. 2, Blocks I, J and L of record in Book 1130, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Catalyst Properties, LLC by Warranty Deed from Douglas L. MacKenzie, as surviving tenant by the entirety of record in Instrument No. 20171012-0104797, Register's Office for Davidson County, Tennessee, dated October 10, 2017 and recorded on October 12, 2017.
Being also known as 115 Page Road, 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 5th day of **March, 2019**.

Catalyst Properties, LLC, a Tennessee Limited Liability Company

BY: Bob Michael Shivers

Bob Michael Shivers Sr., President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, TODD A. TRESSLER, II of the state and county mentioned, personally appeared Bob Michael Shivers, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Catalyst Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Bob Michael Shivers, Sr. as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

WITNESS my hand and official seal at office this 5th day of **March, 2019**.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **2,237,817.00**.

AFFIANT

Sworn to **and subscribed** to before me this 5th day of **March, 2019**.

NOTARY PUBLIC

My commission expires: 10.6.21

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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).