Karen Johnson Davidson County
Batch# 207123 DEEDWARR
03/18/2019 02:51:30 PM 4 pgs
Fees: $23.00 Taxes: $4,436.30
20190318-0024568

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. 34652-02-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,199,000.00. Affiant Subscribed and sworn to before me this 18th day of March, 2019. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

WARRANTY DEED

Address New Owner: Cates Builders, LLC 112 Westwood Pl., Ste. 220 Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 07 0 005 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, **David T. Vandewater and Phyllis B. Vandewater, husband and wife,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cates Builders, LLC, a Tennessee limited liability company** ("Grantee"), its successors, 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 4416 Shepard Place, Nashville, TN 37205.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of March, 2019.

David T. Vandewater

Phyllis B. Vandewater

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David T. Vandewater and Phyllis B. Vandewater, 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 18th day of March, 2019.

Notary Public

My Commission Expires:

My Commission Expires
March 8, 2022

KAREN E. WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8, part of Lot No. 12 and the westerly one-half of that part of Cherokee Circle, now closed, adjoining said Lot No. 8 and part of Lot No. 12 on the east, on the Plat of the Subdivision of Lots Nos. 12 and 13 and re-subdivision of Lots Nos. 10 and 11 of Belle Meade Plan No. 2, as of record in Book 421, page 112, Register's Office for said County described as follows:

Beginning at a point on the northeasterly margin of Sheppard Place at the corner of Lots Nos. 8 and 9 on said plat; thence with the line between said Lots Nos. 8 and 9, northeastwardly 200 feet to the southwesterly line of said Lot No. 12; thence with the line between said Lots Nos. 9 and 12 northwestwardly 200 feet to the corner of Lots Nos. 9, 10, 11 and 12 on said plat; thence northeastwardly 305 feet, more or less, to the center of said Cherokee Circle, now closed; thence with same, southwestwardly 273 feet, more or less, to the northeasterly margin of said Sheppard Place; thence with same, northwestwardly 155 feet to the beginning.

Being the same property conveyed to David T. Vandewater and Phyllis B. Vandewater, husband and wife, by deed dated July 28, 2017 from Elizabeth C. Harwell, a 50% undivided interest and Elizabeth C. Harwell, Co-Trustee and Thomas C. Harwell, Co-Trustee of the Robert E. Harwell, Jr. Family Trust and Marital Trust, a 50% undivided interest of record in Instrument No. 20170802-0078602, 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. 130 07 0 005 00.
2. Belle Meade City taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 07 0 005 00.
3. All matters appearing on the Plan of record as Book 421, page 112, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or the 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

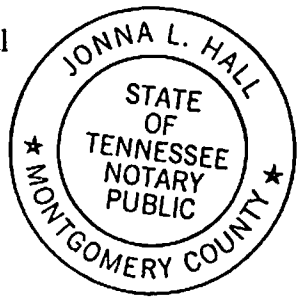
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal



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