Karen Johnson Davidson County
Batch# 219329 DEEDWARR
04/18/2019 08:18:09 AM 2 pgs
Fees: $13.00 Taxes: $745.55

20190418-0035584

File No. 19-04-15693

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Murray Philip 3733 Stevens Lane Nashville, TN 37218	New Owner	Map and Parcel 04800012500
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Peggy Mathes, Administrator of the Estate of Clark Emanuel Cathey, Sr. (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Murray Philip, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 204 on the Plan of Homeland Heights, Section 3, as of record in Book 3700, page 55, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clark E. Cathey and wife, Fannie Cathey, by Deed of record in Book 5040, page 35, Register's Office for Davidson county, Tennessee. Fannie Cathey having predeceased Clark E. Cathey. Clark E. Cathey a/k/a Clark Emmanuel Cathey Sr., having since died intestate as established in Probate File 18P1314, Probate Court Clerk's Office for Davidson County, Tennessee. Order to sell Real Property and Pay Debts filed on November 21, 2018, stated subject real property was solely vested in the Administrator of the Estate of Clark Emanuel Cathey, Sr.

This is improved property commonly known 3733 Stevens Lane, Nashville, Tennessee 37218.

This conveyance is subject to the following:
1. Taxes for the year 2019 and subsequent years for Davidson County.
2. To all matters as disclosed on plat of record in Plat Book 3700, page 55, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $201,500.00.
(
(
(Subscribed and sworn to before me
(this 16th day of April, 2019.
(
(Notary Public
(My Commission Expires: 5-3-2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind itself, it's successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 16th day of April, 2019.

Estate of Clark Emanuel Cathey, Sr.

By: Peggy Mathes, Adm
Peggy Mathes, Administrator

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally Peggy Mathes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Administrator for the Estate of Clark Emanuel Cathey, Sr. and that he as such Administrator execute the foregoing instrument for the purposes therein contained, by signing as Administrator for the Estate of Clark Emanuel Cathey, Sr.

WITNESS my hand and official seal at Nashville, Tennessee this 16th day of April, 2019.

Notary Public

My Commission Expires: 5-3-2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
5-3-2021