Karen Johnson Davidson County
Batch# 223301 DEEDWARR
04/29/2019 11:16:31 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20190429-0039114

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2019.

Notary Public
MY COMMISSION EXPIRES: 9-6-22
File No. G19-5008

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

PREPARED BY: BANKERS TITLE & ESCROW CORP
RETURN TO
3310 WEST END AVE.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Megan Elizabeth Gibson and Todd Grayson	CapStar Bank	119-4-32
(NAME)	(NAME)	
	2002 Richard Jones Rd. Ste. 300A	
(STREET ADDRESS)	(STREET ADDRESS)	
	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Mia Gay Greene and Harold Wayne Cates Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan Elizabeth Gibson, an unmarried woman and Todd Grayson, a married man, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Glencliff Estates, Section Four of record in Plat Book 1835, Page 79, 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 Howard W. Cates, single person by Warranty Deed from Peggy D. Mathes, as Administrator of the Estate of Alice M. Anderson of record in Instrument No. 20120419-0033649 Register's Office for Davidson County, Tennessee, dated April 18, 2012 and recorded on April 19, 2012. The said Howard W. Cates aka Howard W. Cates, Sr. died testate on October 24, 2018, devising said property to Mia Gay Greene and Harold W. Cates, Jr. under his Last Will and Testament of record in Case No. 18P-1982, in the Probate Division of the Circuit Court for Davidson County. Also see Instrument Nos. 20181227-0125548 and 20181227-0125549, in said Register's Office

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Order to Probate Will in Instrument No. 20181227-0125548, said Register's Office.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1835, page 79, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 326 Wimpole Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of April, 2019.

Harold Wayne Cates Jr.

Mia Gay Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of April, 2019, before me personally appeared Harold Wayne Cates Jr., Mia Greene and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 26th day of April, 2019.

TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066