WARRANTY DEED

Karen Johnson Davidson County
Batch# 280292 DEEDWARR
09/04/2019 08:02:13 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00
20190904-0088814

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22 (AFFIX SEAL)

A-BHH-19-712

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alessandro A. Zanetti	**New Owner**	
(NAME)	(NAME)	**117-01-0-055.00**
705 Cantrell		
(ADDRESS)	(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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLYN C. CATE**, unmarried hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALESSANDRO A. ZANETTI**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the Southerly 40 feet of Lot No. 6 and the Northerly 40 feet of Lot No. 7 of Block "J" on the Map of W. M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for said County.

Said parts of said lots adjoin and front together 80 feet on the Easterly side of Cantrell Avenue and run back between parallel lines 221.25 feet to the Westerly margin of a 15 foot alley.

Being the same property conveyed to Richard M. Cate and Carolyn C. Cate, Trustees of the Carolyn C. Cate Revocable Trust, created April 15, 2014, its successors and assigns, an undivided one-half (1/2) interest and Richard M. Cate and Carolyn C. Cate, Trustees of the Richard M. Cate Revocable Trust, created April 15th, 2014, an undivided one-half (1/2) interest, as tenants in common by Quitclaim deed from Richard M. Cate and Carolyn C. Cate of record in Instrument No. 20141121-0107252 Register's Office for Davidson County, Tennessee, dated September 22, 2014 and recorded on November 21, 2014.

Being the same property conveyed to Carolyn C. Cate by deed from Carolyn C. Cate, Trustee of the Carolyn C. Cate Revocable Trust, created April 15, 2014 and Carolyn C. Cate, Trustee of the Richard M. Cate Revocable Trust, created April 15th, 2014 filed for record in Instrument No. 20190904-0088813, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 85, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- ROW of Cantrell Avenue and an alley.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **712 Cantrell Avenue, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 23rd DAY OF AUGUST, 2019.

Carolyn C. Cate

Carolyn C. Cate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN C. CATE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of August, 2019.

Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212