WARRANTY DEED

Karen Johnson Davidson County
Batch# 288584 DEEDWARR
09/19/2019 03:15:50 PM 2 pgs
Fees: $13.00 Taxes: $1,705.70

20190919-0095407

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$476,000.00~~ 461,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hyde Construction Group, LLC	new owner	118 09 0 152.00
(NAME) 721 Sutton Hill Road	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charles E. Cathey, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Hyde Construction Group, LLC, a Tennessee limited liablity company**, hereinafter called the Grantee, its successors 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. 47 on the Map of Sutton Hill, Sec. of Marengo Park, of record in Book 974, page 67, Register's Office for said county. Said Lot No. 47 fronts 75 feet on the southerly side of Sutton Hill Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Charles E. Cathey and wife, Janice V. Cathey by Warranty Deed from Andrew Minor and wife, Geneva M. Minor dated July 1, 1970 and recorded July 8, 1970 in Book 4429, Page 877, in said Register's Office for Davidson County, Tennessee. The said Janice V. Cathey having since died, leaviing property vested solely in Charles E. Cathey.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1001 Sutton Hill Road, Nashville, TN 37204

File Number: FRN-1906917SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # GSR-19-1001

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, its successors and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hands this 18th day of September, 2019.

Charles E. Cathey by Warner R. Durnell

Charles E. Cathey by Warner R. Durnell, Attorney In Fact

attorney in fact

POA in 20190711-0067704

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Warner R. Durnell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles E. Cathey, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Charles E. Cathey, for the purposes therein contained.

Witness my hand and official seal, this the 18th day of September, 2019.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

File Number: FRN-1906917SSO