Karen Johnson Davidson County
Batch# 290925 DEEDWARR
09/25/2019 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $621.60
20190925-0097486

WARRANTY DEED

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September 2019.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rise Development, LLC	New Owner	072-06-0-299
(NAME)	(NAME)	
1114 Kirkland Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 considerations, the receipt of which is hereby acknowledged, **we Robert T. Cate and Vivian D. Cate, Trustees of the Robert T. and Vivian D. Cate Living Trust dated 12/28/2016.,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Rise Development, LLC,** hereinafter called the GRANTEE(S), his/her/their 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 the West One-Half of Lot No. 5 on the Map of Inglewood Place Subdivision, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 50 feet on the South side of Kirkland Avenue and runs back between lines 197.5 feet on the West line and 195 feet, more or less, on the East line to a dead line on which it measures 50 feet.

Being the same property conveyed to Robert T. Cate and Vivian D. Cate, Trustees of The Robert T. and Vivian D. Cate Living Trust dated 12/28/2016 by Quit Claim Deed from Vivian D. Cate and husband, Robert T. Cate, dated 12/28/2016, of record in Instrument 201707310077548, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1114 Kirkland Ave, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 520408
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 20th day of September 2019

Robert T. Cate and Vivian D. Cate, Trustees of the Robert T. and Vivian D. Cate Living Trust dated 12/28/2016.

By: Robert T. Cate Trustee
Robert T. Cate, Trustee

By: Vivian D Cate, Trustee
Vivian D. Cate, Trustee

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert T. Cate and Vivian D. Cate** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Trustees of the Robert T. Cate and Vivian D. Cate, Trustees of the Robert T. and Vivian D. Cate Living Trust dated 12/28/2016.**, and are authorized by the trust document to execute this instrument on its behalf.

Witness my hand and Official seal this 20th day of September 2019.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

201909250097486

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY