NEW OWNER:
JUSTIN W. MCCLAIN
1020 PIEDMONT AVE, NE, UNIT 1302
ATLANTA, GA 30309

SEND TAX BILLS TO:
BM REAL ESTATE SERVICES INC.
DBA PRIORITY FINANCIAL NETWORK
5016 NORTH PARKWAY CALABASAS, STE 200
CALABASAS, CA 91302

Map & Parcel
14708016800

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-1263

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 293019 **DEEDWARR**
09/30/2019 10:45:18 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20190930-0099127

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ALFRED P. CATE and EUNICE K. CATE, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JUSTIN W. MCCLAIN**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee, and being Lot number 11 on the Plan of Hillbrook, Section 7, as of record in Book 3842, page 249, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to ALFRED P. CATE and wife, EUNICE K. CATE by Quitclaim Deed from Alfred P. Cate, dated March 16, 2011, and of record in Instrument No. 20110318-0021296, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Alfred P. Cate from Rudy C. Becton, dated December 1, 1976, and of record in Book 5093, Page 172, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **3833 FAULKNER DRIVE, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 3842, Page 249, and any and all restrictions, existing roadways, easements and rights-of-way of record.

THE PROPERTY AND CONTENTS are being conveyed in an **"AS IS"** condition.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 24th day of September, 2019.

Alfred P. Cate
ALFRED P. CATE

Eunice K. Cate
EUNICE K. CATE

STATE OF KENTUCKY

COUNTY OF Fayette

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ALFRED P. CATE and EUNICE K. CATE,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of September, 2019.

Erica Shapiro 627578
NOTARY PUBLIC

My commission expires: July 24, 2023

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The actual consideration or value, whichever is greater, for this transfer is **$170,000.00.**

AFFIANT

Sworn to and subscribed to before me this 24th day of September, 2019.

NOTARY PUBLIC

My commission expires: 1-13-2021

DEBBIE A. SERBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY