Karen Johnson Davidson County
Batch# 324858 DEEDWARR
12/04/2019 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $7,363.00
20191204-0125176



THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,990,000.00. Affiant Subscribed and sworn to before me, this 4th day of December, 2019. Notary Public My Commission Expires: 5/15/2022

Address New Owner As Follows: Philip Wayne Perdue Susan Jane Perdue 203 Leonard Avenue Nashville, TN 37205	Send Tax Bills To: Highlands Residential Mortgage 12001 N. Central Expressway Suite 750 Dallas, TX 75243	Map-Parcel Number: 104-13-0-055.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN CATES AND LYN CATES, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PHILIP WAYNE PERDUE AND SUSAN JANE PERDUE, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the map entitled Final Plat of the Eberling Property, of record in Book 8250, page 201, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven Cates and Lyn Cates, husband and wife, by deed from Bruce A. Brandes and Kelly A. Brandes, husband and wife, of record in Instrument No. 20180301-0019581, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 8250, page 201, Register's Office for Davidson County, Tennessee.

This is improved property known as: **203 Leonard Avenue, Nashville, TN 37205.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 3rd day of December, 2019.

Steven Cates

Lyn Cates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Cates, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3 day of December, 2019.

(Seal)

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires: 5/2/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lyn Cates, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3 day of December, 2019.

(Seal)

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires: 5/2/2022

Certificate of Authenticity

I, Sean Hubbleston, do hereby make oath that I am a license attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me Joe White, a notary public for this county and state, Sean Hubbleston 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: 5/15/2021

Notary's Seal (If on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON