ADDRESS NEW OWNER: Pearla Drouaillet
814 Anderson Lane
Nashville, TN 37115

SEND TAX BILL TO: New Owner

Karen Johnson Davidson County
Batch# 353521 DEEDWARR
02/05/2020 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20200205-0013301

MAP-PARCEL NOS. 043-07-0-033.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **KAT, Inc., a Tennessee corporation** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Pearla Drouaillet, a single woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Tract 13 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and being Lot No. 140 on the plan of the resubdivision of Tract 1 and 13 of said Anderson Estates, not of record and described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

Beginning at a monument on the southwest comer of Thornton Avenue and McArthur Drive and running southwardly along the westerly margin of McArthur Drive 91.2 feet to a point; thence westwardly 150 feet with the dividing line of Lots Nos. 139 and 140 to a point of the common corners of Lots Nos. 139, 142, 141 and 140; thence northwardly 115 feet with the dividing line of Lots Nos. 140 and 141: thence eastwardly 130.33 feet along the southerly margin of Thornton Avenue to a monument; thence along a 20 degree radius 30.8 feet to the point of beginning.

Being the same property conveyed to KAT, Inc., a Tennessee corporation, from Matthew D. Line, as Special Agent in Charge, Internal Revenue Service, Charlotte Field Office, by Internal Revenue Service Deed recorded on September 26, 2019, in Instrument No. 20190926-0098200, Register's Office for Davidson County, Tennessee.

This is property with a common address of 324 McArthur Dr AKA 814 Anderson Ln, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Subject to a plan of record in Book 1130, Page 37, said Register's Office. (3) Subject to all matters according to a survey made by Anderson and Gee, Surveyors, August 5, 1946.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 4th day of February 2020.

KAT, Inc., Buyer/Borrower

By: _____
William R. Stokes, President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, William R. Stokes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the President of KAT, Inc., a Tennessee corporation, the within named bargainor, and as such authorized President, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such President.

Witness my hand and official seal at office this 4th day of February 2020.

_____
NOTARY PUBLIC

CHRISTY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 3, 2020

My Commission Expires: 11-3-2020

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $225,000.00.

_____
Affiant

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn before me this 4th day of February 2020.

_____
Notary Public
My Commission Expires: 9/16/23

File No. 2001K012

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

