Karen Johnson Davidson County
Batch# 404061 DEEDWARR
05/21/2020 09:12:30 AM 4 pgs
Fees: $23.00 Taxes: $203.50
20200521-0052744

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$55,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203069	Affiant Sworn to and subscribed before me this 15th day of May, 2020. Notary Public My Commission Expires: 5/15/2021
After Recording Return To The Above.	

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 15th day of May, 2020, among:

THOMAS E. CATHEY AND CAROL CATHEY, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BRANDON COBB

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Being Lot No. 18 and a part of a 50 foot strip lying Northwesterly and in the rear of said lot as shown on the Plan of D.W. White's Subdivision at Una, Tennessee, not of

record, described according to a copy of a survey made by S. M. McMurray Engineering Co., May 15, 1934, as follows:

Beginning at a point in the Southwesterly margin of Rice Avenue at the common corner of Lots No. 18 and 19; thence with the line of said lots, and the line of said lots extended, South Westerly 200 feet to a point; thence in a Northwesterly direction 75 feet to a point; thence in a Northeasterly direction along the line between Lots No. 17 and 18 and said line extended, 200 feet to the Southwesterly margin of said avenue; thence with said avenue in a Southeasterly direction 75 feet to the point of beginning.

Being the same property conveyed to Thomas E. Cathey by Warranty deed from Milburn Ellis, Jr. and wife, Martha Hoff Ellis of record in Book 6084, page 134, Register's Office for Davidson County, Tennessee, dated June 21, 1983 and recorded on June 29, 1983.

Being the same property conveyed to Thomas E. Cathey and Carol Ann Cathey, husband and wife by Quitclaim deed from Thomas E. Cathey of record in Instrument No. 20181127-0115446 Register's Office for Davidson County, Tennessee, dated November 26, 2018 and recorded on November 27, 2018.

Being also known as 2031 Rice Ave Nashville, Tennessee 37217.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Thomas E. Cathey

Thomas E. Cathey

Carol A. Cathey

Carol Cathey

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Thomas E. Cathey and Carol Cathey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2020.

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/9/22

Owner Name & Property Address:

Name: Brandon Cobb
Address: 2031 Rice Ave
City, State, Zip: Nashville, TN 37217

Responsible Party For Taxes:

Name: Brandon Cobb
Address: 5817 Sterling Oaks Dr
City, State, Zip: Brentwood, TN 37027

Tax ID: 135-00-0-017.00

True Copy Certification

I, Nick Harris, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, [name of person making certification] 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY