THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 458627 DEEDWARR
08/18/2020 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $16,650.00
20200818-0092411

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $4,500,000.00.

Affiant

Subscribed and sworn to before me, this 17 day of August, 2020.

Notary Public

My Commission Expires: 11-19-2023

KELSEY L. WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2023

Address New Owner As Follows:
Andrea Saul Nosbusch, Trustee of the
Andrea M. Saul Revocable Trust
4416 Shepard Place
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
130-07-0-005.00

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATES BUILDERS, LLC, A Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANDREA M. SAUL, NOW KNOWN AS ANDREA SAUL NOSBUSCH, TRUSTEE OF THE ANDREA M. SAUL REVOCABLE TRUST DATED FEBRUARY 1,**

2009, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land being located in Davidson County, Tennessee being described as follows:

Being Lot No. 8, part of Lot No. 12 and the westerly one-half of that part of Cherokee Circle, now closed, adjoining said Lot No. 8 and part of Lot No. 12 on the east, on the Plat of the subdivision of Lots Nos. 12 and 13 and re-subdivision of Lots Nos. 10 and 11 of Belle Meade Plan No. 2, as of record in Book 421, page 112, Register's Office for said county, described as follows:

Beginning at a point on the northeasterly margin of Sheppard Place at the corner of Lots Nos. 8 and 9 on said plat; thence with the line between said Lots Nos. 8 and 9, northeastwardly 200 feet to the southwesterly line of said Lot No. 12; thence with the line between said Lots Nos. 9 and 12, northwestwardly 200 feet to the corner of Lots Nos. 9, 10, 11 and 12 on said plat; thence northeastwardly 305 feet, more or less, to the center of said Cherokee Circle, now closed; thence with the same southwestwardly 273 feet, more or less, to the northeasterly margin of said Sheppard Place; thence with same, northwestwardly 155 feet to the beginning.

Being the same property conveyed to Cates Builders, LLC, a Tennessee limited liability company, by deed from David T. Vandewater and Phyllis B. Vandewater, husband and wife, of record in Instrument No. 20190318-0024568, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 421, page 112, Register's Office for Davidson County, Tennessee.

3. Matters shown on Boundary and Topographic Survey, 4416 Sheppard Place, Nashville, Davidson County, Tennessee, of Clint T. Elliott, RLS Tennessee License No. 2347, 1711 Hayes Street, Nashville, TN 37203, dated February 11, 2019.

This is improved property known as: 4416 Shepard Place, 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 Grantee, her successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, it successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 17th day of August, 2020.

CATES BUILDERS, LLC,
a Tennessee limited liability company

By: _____
Steven G. Cates, President

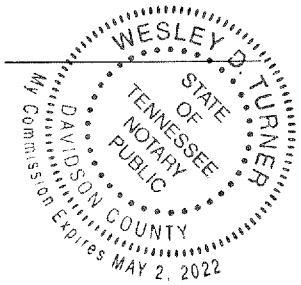
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN G. CATES, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the PRESIDENT of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12 day of August, 2020.

_____
Notary Public

My Commission Expires: _____



817521.1/020190141

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10/29/2023

Amy T. Nelson

