This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8410-SM

Karen Johnson Davidson County
Batch# 473515 **DEEDWARR**
09/10/2020 01:58:34 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20200910-0103333

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2020.

Notary Public
My Commission Expires: _____

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John S. Cato 111 Blue Hills Court Nashville, TN 37214	LoanDepot.com 10 Cadillac Drive Brentwood, TN 37027	084-15-0-087.00

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, we, **Alan Michael Hall and Tony Alexander Hall, Heirs of The Estate of Nancy A. Hall**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John S. Cato, unmarried man**, hereinafter called the Grantees, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Section I, Castlewood Estates of record in Plat Book 2331, Page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nancy A. Hall, unmarried, by Warranty Deed from David C. Kipp, Jr. and wife, Sharon K. Kipp, of record in Instrument No. 20081222-0121719, Register's Office for Davidson County, Tennessee, dated December 18, 2008 and recorded on December 22, 2008. Nancy A. Hall having since died testate May 30, 2019, leaving Alan Michael Hall and Tony Alexander Hall as the devisees under her Last Will and Testament and as her surviving heirs-at-law, as further explained on affidavits of heirship recorded simultaneously herewith.

This is ☒ improved or ☐ unimproved property located at: **111 Blue Hills Court, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-SB-BR-20-111

said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of September, 2020.

GRANTOR:

The Estate of Nancy A. Hall

By: _____
Alan Michael Hall, Heir

By: _____
Tony Alexander Hall, Heir

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alan Michael Hall and Tony Alexander Hall, Heirs of the Estate of Nancy A. Hall, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of September, 2020.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22