Karen Johnson Davidson County
Batch# 539742 DEEDWARR
12/21/2020 03:37:30 PM 4 pgs
Fees: $23.00 Taxes: $25,252.50
20201221-0151584

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

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,825,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of December, 2020.

Notary Public

My Commission Expires: 10-17-2023

Address New Owner As Follows:
George E. Mudter, Jr., Trustee
200 Jackson Boulevard
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
116-10-0-041

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, **STEVEN G. CATES, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GEORGE E. MUDTER, JR., TRUSTEE OF THE 200 JACKSON BOULEVARD TRUST U/A DATED**

DECEMBER 17, 2020, with full power to sell mortgage, lease, convey, or otherwise alienate without the joinder of any beneficiary, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of Lot Nos. 1 and 2 on the Plan of Johnson Bransford's Subdivision of Part of Lots No. 1, 2, 3 and 5 in the subdivision of Part of Lots 1, 2 and 44 in the subdivision of Deer Park, Belle Meade as of record in Book 421, Page 153, Register's Office for Davidson County, Tennessee and described as follows:
>
> Beginning at a point on the Northerly margin of Jackson Boulevard, 40 feet East of the common corner of Lots 1 and 2 on both plans referred to, and running thence in a Westerly direction and with the Northerly margin of Jackson Boulevard, 190 feet to a point, which is shown to be 468 feet Southeasterly from Harding Road, and is the Southwest corner of said Lot No. 1 on the Plan in Book 421, Page 153, above referred to; thence in a Northeasterly direction and along the West line of said Lot 1 and the Easterly part of the lot conveyed to Mamie B. Ewing by deed of record in Book 498, Page 320, said Register's Office, 330 feet to a point in her Easterly line; thence Eastwardly parallel with the Northerly line of said Lot No. 1, 84.63 feet, more or less, to a point in the North line of said Lot 1; thence with the North line of said Lot 1, and of Lot 2, Eastwardly 58.9 feet; thence from this point in the North line of Lot 2, Southwardly 307 feet, more or less, to the point of beginning.
>
> Being the same property conveyed to Steven G. Cates, by deed from Shawn Pokrant and Clenna Pokrant, husband and wife, of record in Instrument No. 20180126-0008616, Register's Office for Davidson County, Tennessee.
>
> Lyn Cates joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Steven G. Cates.

This conveyance is made subject to:

1. County and City taxes for 2020 which have been prorated and paid by Grantor. County and City taxes for 2021 and subsequent years to be paid by Grantee.

2. All matters as shown on the Plan of record in Plat Book 421, page 153, Register's Office for Davidson County, Tennessee.

2. Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities of record as Instrument No. 20190912-0092586, Register's Office for Davidson County, Tennessee.

This is improved property known as: 200 Jackson Boulevard, Nashville, TN 37205

202012210151584

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, his successors and assigns, forever; and Grantor covenants with the said Grantee that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 21st day of December, 2020.

Steven G. 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 G. Cates and Lyn Cates, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of December, 2020.

Notary Public

My Commission Expires:

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

True Copy Certification

I, Wesley D. Turner, 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 DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, 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: 10-17-2023

Notary's Seal

