THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-29858

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF February,2021.

Notary Public

MY COMMISSION EXPIRES: Mar. 6, 2024

(AFFIX SEAL)

DAVID GANT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 575614 DEEDWARR
02/23/2021 11:19:52 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20210223-0021918

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven G. Cates and Lyn W. Cates	NEW OWNER	
112 Westwood Place, Suite 220		11611006500
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Charles R. Webb, Trustee of the Walnut Drive Trust u/a/d September 17, 2019,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven G. Cates and wife, Lyn W. Cates,**

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 3 and the northerly 15 feet of Lot No. 2 and the easterly half of Glenside Avenue, now closed, lying adjacent and west of said lots Nos. 2 and 3 on the on the Plan of D. F. Kenner's Walnut Grove Subdivision of record in Plat Book 974, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 and part of Lot No. 2 front together 115 feet on the Westerly side of Walnut Drive and run back 274.8 feet on the Northerly line to the center of Glenside Avenue, now closed, and 254 feet, more or less on the Southerly line to the center of said Avenue, and measures 119 feet thereon.

Being the same property conveyed to Alice M. Bohannon, Trustee of Walnut Drive Trust dated September 17, 2019 by Warranty deed from Carol Miller Zeitler, unmarried of record in Instrument No. 20191003-0101050 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on October 03, 2019. Charles R. Webb is the current acting Trustee of Walnut Drive Trust dated September 17, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) All visible easements; (3) All matters appearing on the plan of record in Book 974, page 2; (4) All applicable governmental and zoning regulations.

This is IMPROVED property known as **325 Walnut Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness Grantor's hand this the 12th day of February, 2021.

Charles R. Webb, Trustee of the Walnut Drive Trust u/a/d September 17, 2019,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles R. Webb, Trustee of the Walnut Drive Trust u/a/d September 17, 2019,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of February, 2021.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE