Karen Johnson Davidson County
Batch# 635991 DEEDWARR
05/14/2021 08:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,021.20
20210514-0065076

NAME AND ADDRESS OF NEW OWNER:
Leigh Carin Brendle
2819 Lakeland Drive
Nashville, Tennessee 37214

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
First Community Mortgage, Inc.
ISAOA/ATIMA
PO Box 961292
Fort Worth, Texas 76161

Map & Parcel 096-09-0-20300

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **James Milton Cato**, an unmarried man, has this day bargained and sold and does hereby transfer and convey unto **Leigh Carin Brendle,** an unmarried woman, her heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being all of Lot No. 91, on the Plan of Twin Lawn Subdivision, according to survey and plat of same appearing of record in Book 2331, page 1, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.
>
> Being the same property conveyed to James Milton Cato and wife, Clara Mai Cato by deed from William L. Croaley and wife, Mary Josephine Crosley appearing of record in Book 2996, page 630, of said Register's Office. Carla Mai Cato died on January 9, 1996, leaving James Milton Cato as her surviving spouse and owner in fee simple of the subject property.
>
> Said Lot No. 91 fronts 115.5 feet on the southerly side of the Lakeland Drive and runs back between lines measuring 234.4 feet on the westerly side and 152 feet on the easterly side to a dead line in the rear on which it measures 117.1 feet.

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This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 2819 Lakeland Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

The undersigned covenants with the said grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same, and that it is unencumbered except as set forth above and by lien of the 2021 real property taxes, which taxes are being prorated between the parties herein, with the grantee to pay said taxes when due.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HANDS on this 10 day of May, 2021.

James Milton Cato

James Milton Cato

STATE OF TENNESSEE )
ss.
COUNTY OF RUTHERFORD )

On this the 10 day of May, 2021, before me personally appeared James Milton Cato and , to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument (Warranty Deed), and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 10 day of May, 2021.

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY GEORGE H. WHITE

Notary Public

My Commission expires: 10/17/21

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AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$276,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 10 day of May, 2021.

Notary Public

My Commission expires: 10/17/21

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## True Copy Certification

I, George H. White, 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.

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, 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: 12/18/22

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY