THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210434586

Karen Johnson Davidson County
Batch# 638783 **DEEDWARR**
05/18/2021 11:58:54 AM 2 pgs
Fees: $13.00 Taxes: $3,519.07

20210518-0066980

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $951,100.00.

Affiant

Subscribed and sworn to before me, this 14th day of May, 2021.

Notary Public
My Commission Expires: 5/7/2024

RYAN DIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James David Evans 10 Compton Trace Nashville TN 37215	New Owner	Tax Parcel ID No. 131-06-0C-034.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edna T. Cate, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James David Evans**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 88, as shown on the map entitled Burton Hills Estates Tract 9 , of record in Plat Book 6250, page 596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DEAN COOPER CATE D/B/A COOPER CATE CONSTRUCTION CO., by deed from MERTECH REALTY, LP, A TENNESSEE LIMITED PARTNERSHIP, of record in Book 9705, page 536 , dated June 15, 1995 , said Register's Office.

DEAN COOPER CATE D/B/A COOPER CATE CONSTRUCTION CO. conveyed his interest to DEAN COOPER CATE and EDNA T. CATE, HUSBAND AND WIFE, by deed of record in Instrument No. 20060731-0091995, dated July 14, 2004, said Register's Office.

Dean Cooper Cate died on or about February 25, 2008, leaving Edna T. Cate as the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 131-06-0C-034.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 596, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3702, page 250 and in Book 4298, page 491, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6644, page 23, amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 6917, page 730, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, Book 9882, page 733 and Instrument No. 20040712-0082567, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 6326, page 588, said Register's Office.

This is improved property located at 10 Compton Trace Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of May, 2021.

Edna T. Cate

Edna T. Cate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edna T. Cate, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2021.

Notary Public

My Commission Expires: _____

