(1)

WARRANTY DEED

Karen Johnson
Batch # 1098218
02/06/2024 09:12:45 AM
Fees: $13.00 Taxes: $1,574.35

20240206-0008189

Davidson County
DEEDWARR
2 pgs

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2026

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cindy L. Drafts	CrossCountry Mortgage, LLC	160-15-0-A-045.00 CO
(NAME)	(NAME)	
242 Hearthstone Manor Lane	2160 Superior Ave.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Cleveland, OH 44114	
(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, we, **Gail M. Cate, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cindy L. Drafts, a single woman**, 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 Unit No. 45 on the Site Plan of Hearthstone Manor, Phase IV, as of record in Book 6200, page 144 and Book 6200, page 642, amended in Book 6250, page 990, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description thereof.

Being the same property conveyed to Gail M. Cate, a Single Woman, by Warranty Deed from Jesselyn R. Mann, a Single Woman, dated September 2, 2015, of record in Instrument No. 20150903-0090065, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 242 Hearthstone Manor Lane, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 6200, page 144 and Book 6200, page 642, amended in Book 6250, page 990; Restrictions of record in Book 6424, page 839, amended in Book 6582, page 154; Book 6600, page 3; Book 6884, page 251; Book 6916, page 230; Book 7393, page 749; Book 7398, page 907; Book 7403, page 563 and Book 11404, page 149; By-Laws of record in Book 7403, page 568, amended in Instrument No. 20080624-0064983; all of record in the Register's Office for Davidson County, Tennessee.

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 our hands this 1st day of February, 2024.

Gail M. Cate
By: Catherine McDaniel, her Attorney-in-Fact

Gail M. Cate
By: Catherine McDaniel, her Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Catherine McDaniel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney-in-Fact for Gail M. Cate, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Gail M. Cate, the within named bargainors by the said Catherine McDaniel as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of February, 2024.

Polly E Lavit
Notary Public

My Commission Expires:

File No.: 38172

