WARRANTY DEED

BOOK 11651 PAGE 362

EFOL-99-3414

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Dennis Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 99

Wendy Lawing
Notary Public

NOTARY PUBLIC LARGE

MY COMMISSION EXPIRES: 5-28-2003
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
313 E. Main Street Suite 5, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy, Old Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
216 Centerview Drive, Suite 139, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Smith	Countrywide Americas Wholesale	61
(NAME)	(NAME)	
4205 Glynda Drive	750 Old Hickory Boulevard	7
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Brentwood, TN 37027	206
(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, M. Gregory Bates, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis Smith and wife, Jeannie Smith

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:

Being Lot No. 23 on the Plan of Young-Dale Subdivision, as of record in Plat Book 2330, Page 22, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said lot fronts 66.5 feet on the westerly side of Glynda Drive and extends back 215.4 feet on the northerly line and 204 feet on the southerly line to a dead line in the rear and measures 149.9 feet thereon.

Being the same property conveyed to M. Gregory Bates and wife, Wanda Bates by deed from Jere T. Brassell and wife, Linda H. Brassell of record in Deed Book 4779, page 84, Register's Office for said County, executed January 4, 1974, filed Juanuary 8, 1974.

Wanda Bates having since died, leaving M. Gregory Bates, a widower, sole survivorship

This conveyance is subject to Restrictive Covenants of record in Deed Book 2392, page 27, Register's Office for said County.

Deed of conveyance to the city of Nashville for water mains of record in Bookm 2400, page 519, Register's Office for said County.

Subject to portion of 100' easement for L & N Railroad crosses the rear of lot, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

CONTINUED

This is improved (X) unimproved ( ) property, known as 4205 Glynda Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 31st day of August, 19 99

M. Gregory Bates
M. Gregory Bates

BOOK 11651 PAGE 363

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 M. Gregory Bates, a widower

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 31st day of August, 19 99.

ROBERT E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

My Commission Expires MAY 28, 2003

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

5?02 09/07 0101 03CHECK 377.30

06328114

99 SEP -7 AM 10:04

ALL TAXES PAID, REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 216 Centerview Drive, Suite 139, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11651 PAGE 364

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06328114

IDENTIF. & REFERENCE

99 SEP -7 AM 10:04

J.L. GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	99000.00
CON TX	366.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	377.30
CHECK	377.30

09/07/99 01 10:04 0001 5202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513220