WARRANTY DEED

BOOK 11768 PAGE 841

ECB-99-4284

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 1999

Notary Public

MY COMMISSION EXPIRES: 2-3-02
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
313 E. Main Street Suite 5, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, 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
Harold James Baird, IV	Franklin American Mortgage	MAP 142-5D
(NAME)	(NAME)	
979 Todd Preis Drive, #L-405	501 Corporate Centre Dr. Ste 400	PARCEL 53
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Franklin, TN 37067	
(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, Estate of Charles H. Bates, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold James Baird, IV and wife, Beth C. Baird

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:

Unit No. L-405, together with the Carport designated No. L-405-C, in River Plantation, Phase One, Section Four, A Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson county, Tennessee, as shown on the plat of River Plantations, Section Four, condominium Apartments, recorded in Book 4860, pages 17, 18 and 19, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4892, page 440, Amended in Book 4956, page 756, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4892, page 456, of the Register's Office of Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copies herein.

Being the same property conveyed to Charles H. Bates, Jr. and wife, Lucy G. Bates by deed from Haury and Smith Contractors, Inc. of record in Deed Book 4937, page 997, Register's Office for said County. The said Charles H. Bates, Jr. and wife, Lucy G. Bates having since deceased. The said Lucy G. Bates having deceased before Charles H. Bates, Jr. Charles H. Bates, Jr. leaving Deborah Bates Inman as Executrix for the Estate of Charles H. Bates, Jr., by will docket number 99P-1377 of record in Will Book 230, page 1, said Register's Office.

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

B213 12/03 0101 03CHECK 473.50

This is unimproved ( ) improved (X) property, known as 979 Todd Preis Drive, #L-405, Nashville, Tennessee 37221
(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 29 day of November, 1999

Estate of Charles H. Bates, Jr.
By: Deborah Bates Inman, Executrix for the Estate of Charles H. Bates, Jr.
Deborah Bates Inman, Executrix

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF

BOOK 11765 PAGE 842

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

STATE OF New Jersey
COUNTY OF Mercer

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Deborah Bates Inman and only with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Executrix and daughter respectively of the Estate of Charles H. Bates, Jr. the within named bargainor, and corporation, and that she as such Executrix and daughter being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Deborah Bates Inman as such Executrix, and attesting the same by the said / as such /.

Witness my hand and official seal at office at Pennington, NJ on this the 29th day of November.

My commission expires _____

CECELIA M. DORSEY
Notary Public of New Jersey
My Commission Expires April 21, 2000

_____
Notary Public

0663836

99 DEC -3 PM 3:37

[illegible]
DAVIDSON COUNTY, TN.

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
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37129
- ☒ 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 _____

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

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0663836

REFERENCE

99 DEC -3 PM 3:37

REGISTER
DAVIDSON COUNTY, TN.

CASH	
	125000.00
CON TX	462.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	473.50
CHECK	473.50

12/03/99 01 15:38 0001 8213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545803