STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/07/05 11:17 2 pgs
Fees:13.00 Taxes:222.00
20051007-0121308

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Summer County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Clifford Foster	Clifford Foster	091-16-0
4002 Nevada Avenue	4002 Nevada Avenue	GROUP
Nashville, Tennessee 37209	Nashville, Tennessee 37209	PARCEL 338.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty Thousand Dollars and Zero Cents ($60,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John Bates and wife, Claudia Bates, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Clifford Foster, a single person, and Susan Henderson, a single person, as joint tenants with right of survivorship, 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. 29 in the Subdivision of the Philip S. Stump reserved Tract of land, a plan of which is of record in Plan Book 2, page 78, Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to John Bates, Claudia Bates, Thomas Layman and Judy Layman by deed dated January 14, 1991, from Lela Mae Walker by Shirley Kemp, Conservator, of record in Book 8275, page 628, Register's Office for Davidson County, Tennessee; the said John Bates and Claudia Bates, husband and wife, and the said Thomas Layman and Judy Layman, husband and wife, having since conveyed their interests in subject property to John Bates and wife, Claudia Bates, by Quitclaim Deed dated August 19, 2004, of record as Instrument No. 20041005-0119713 in said Register's Office.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 4002 Nevada Avenue, Nashville, Tennessee 37209

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 5th day of October, 2005.

John Bates

Claudia Bates

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named John Bates and Claudia Bates, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of October, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

