WARRANTY DEED

(1)

686.35
3.
1.3.

CHERYL B. MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,500.00

Mark Dale Bates Marjorie E. Bates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2006.

Cheryl B. Mimms
Notary Public

MY COMMISSION EXPIRES: Sept 20, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Knight Fields	Karen Knight Fields	33-06-0/4.00
(NAME) 1049 Fontaine Drive	(NAME) 1049 Fontaine Drive	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(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, **Mark Dale Bates and wife, Marjorie E. Bates**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Knight Fields and husband Brent A. Fields**, 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 Lot No. 66 on the Plan of Sec. II, Plantation Estates, as of record in Book 3842, Page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 fronts 141.26 on the southerly side of Fontaine Drive and extends back 230 feet on the easterly line and 334.8 feet on the westerly line, to a dead line in the rear on which it measures 230 feet.

Being the same property conveyed to Mark Dale Bates and wife, Marjorie E. Bates by deed from Harold E. Hulsey, dated May 14, 1999, and filed for record in Book 11486, page 760, Register's Office for Davison County, Tennessee.

This Property is commonly known as: 1049 Fontaine Drive Goodlettsville Tennessee 37072.

Subject to any and all matters as shown on the Plan of Record in Plat Book 3842, Page 136, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for pubic utilities.

The 2006 Count Taxes have been prorated between the parties.

unimproved ☐

This is improved ☒ property, known as 1049 Fontaine Drive, Goodlettsville, TN 37072
(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 our hands this 17th day of November, 2006.

Mark Dale Bates
Mark Dale Bates

Marjorie E. Bates
Marjorie E. Bates

Davidson County DEEDWARR
Recvd: 11/22/06 13:11 2 pgs
Fees:13.00 Taxes:686.35

20061122-0145217

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 Mark Dale Bates and Marjorie E. Bates bargainor (s), 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 17th day of November, 2006.

Commission expires:

Cheryl B. Mimms

Notary Public

MDB
MEB.

CHERYL B. MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.