WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 138,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF **January, 2008** Notary Public MY COMMISSION EXPIRES: 3/21/2011 (AFFIX SEAL)

Sheila McCord NOTARY PUBLIC STATE OF TENNESSEE Sumner County

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title, LLC

100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

File #07-120021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keri L. Bates and John A. Bates	**SAME**	**75-5-6.00**
(NAME) **306 Bonnavue Drive**	(NAME)	Davidson County DEEDWARR Recvd: 01/11/08 08:53 2 pgs Fees:13.00 Taxes:510.60 20080111-0003392
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS)	
(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, **Paul Anderson and Tammy J. Anderson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keri L. Bates and John A. Bates,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 689, SECTION 7, HERMITAGE HILLS, as shown on plat of record in Plat Book 3300, Page 62 and 63, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul Anderson and wife, Tammy J. Anderson, as tenants by the entirety by Warranty Deed from Ronald Dean Davenport, recorded on the 29th day of February, 1996 in Deed Book 9961, Page 189, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **306 Bonnavue Drive, Hermitage, TN 37076**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **7th** day of **January, 2008**.

Paul Anderson

Paul Anderson

By: Eric Snyder, Atty-In-Fact

Tammy J. Anderson

Tammy J. Anderson

By: Eric Snyder, Atty-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Eric Snyder, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Paul Anderson, and who acknowledged that he executed the same as the free act and deed of the said Paul Anderson, by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, page _____, said Register's Office..

200801111.0003390

Witness my hand and official seal this 7th day of January, 2008.

NOTARY

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

My Commission Expires: 3/21/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Eric Snyder, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Tammy J. Anderson, and who acknowledged that he executed the same as the free act and deed of the said Tammy J. Anderson, by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, page _____, said Register's Office..

200801111.0003391

Witness my hand and official seal this 7th day of January, 2008.

NOTARY

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

My Commission Expires: 3/21/2011