(2)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20090074828 DEEDWARR
Recvd: 11/03/09 11:35 2 pgs
Fees:13.00 Taxes:641.95

20091103-0101513

09-0337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $173,500.00.

Affiant

Subscribed and sworn to before me this 29th day of October, 2009.

Notary Public
My Commission Expires ~~09/22/12~~ 9/18/2012

Address of New Owner:	Send Tax Bills to:	Tax Information:
John M. Sinclair	new owner	147 5
4929 Danby Drive		193.00
Nashville, TN 37211		

WARRANTY DEED

For and in 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, I, **Rebecca E. Bates, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John M. Sinclair**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Caldwell ~~Hall~~ Country Estates, Section One, of record in Book 2663, Page 68 & 69, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rebecca E. Bates by Quitclaim Deed from Clara D. Twilla, a widow, dated March 11, 1985, recorded in Book 6539, Page 452, Register's Office for said County.

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

This is improved property located at **4929 Danby Drive, Nashville, TN 37211.**

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 29th day of October, 2009.

Rebecca E. Bates
By L. Westbrook, atty-fact

Rebecca E. Bates, by Larry L. Westbrook, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named **Larry L. Westbrook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Rebecca E. Bates** and that he is authorized by **Rebecca E. Bates** to execute this instrument on his/her behalf.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of October, 2009.

MARY JANE [illegible]
Notary Public at Large

MARY JANE [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

My Commission Expires: 09/22/12