WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Melanie Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 6-2-2013
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucas Gates	NEW OWNER	172-03-A 48.00 CO
(NAME)	(NAME)	
1004 Elmshade Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Scott W. Conley and wife, Natalie M. Conley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lucas Gates and Ana Claudia Gates**, 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. 48 on the Plan of The Woodlands, Phase I, Section I, of record in Book 6900, pages 498 and 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property that was conveyed to Scott W. Conley and wife, Natalie M. Conley, by Warranty Deed from Wilson B. Tatum and wife, Elizabeth Tatum, dated October 28, 2004, of record in Instrument No. 20041101-0130610, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6900, page 498 and 499; restrictions of record in Book 7334, page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224 and Book 8643, page 675; charter of record in Book 8454, page 246; stormwater detention agreement of record in Book 7336, page 3; deed of conveyance for common area of record in Book 8472, page 310; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1004 Elmshade Lane, Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20110033768 DEEDWARR
Recvd: 06/06/11 14:01 2 pgs
Fees:13.00 Taxes:795.50
20110606-0043277

Witness our hands this 2nd day of June, 2011.

Scott W. Conley

Natalie M. Conley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Scott W. Conley and Natalie M. Conley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of June, 2011.

Notary Public

My Commission Expires:

