Davidson County DEEDWARR
Recvd: 11/01/11 09:27 3 pgs
Fees:18.00 Taxes:574.61
20111101-0084740

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Shane C. Gates
1821 Welcome Lane
Nashville, TN 37216

MORTGAGEE

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 073-09-0
PARCEL 097.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Winnie M. May,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shane C. Gates and wife, Laura 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. 113 on the Plan of Burchwood Gardens, Section Two of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Winnie M. May by Quitclaim Deed from Arthur E. May, dated May 17, 2007 and filed of record in Instrument No. 20070518-0059338, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 2900, Page 66, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **1821 Welcome Lane Nashville, TN 37216.**

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 28th day of October, 2011.

Winnie M. May by Becky Lynn Shirley attorney-in-fact
Winnie M. May by Becky Lynn Shirley
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 28th day of October, 2011, before me personally appeared Becky Lynn Shirley, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Winnie M. May, and who acknowledged that she executed the same as the free act and deed of Winnie M. May.

Witness my hand and official seal this 28th day of October, 2011.

NOTARY PUBLIC

DEBRA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $155,300.00.

AFFIANT

Subscribed and sworn to before me this 28th day of October, 2011.

NOTARY PUBLIC

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6-18-2012

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY