WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130036641 DEEDWARR
Recvd: 05/02/13 13:58 2 pgs
Fees:13.00 Taxes:4791.50

20130502-0044446

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: March 2016

(AFFIX SEAL)

PRISCILLA C. URBANEK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicki Lynn Bates	Suntrust mortgage Inc.	Map 64-3-C
(NAME)	(NAME)	
1112 Safety Harbor Cove	1001 Semmes Ave	Parcel 32 CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Richmond VA 23224	
(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, I, **JAMES W. CARELL, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VICKI LYNN BATES, MARRIED, AND JACY AYERS, MARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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. 205 as shown on the map entitled Phase Four, Section One, Brandywine Pointe (a Planned Unit Development) as of record in Book 7900, pages 550-551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James W. Carell by deed from James H. Benson and wife, Judy L. Benson dated July 12, 2006 of record in Instrument No. 20060714-0084924, said Register's Office. Jan Carell joins in executing this deed to convey any interest she may have in said property.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 7900, pages 550 - 551, said Register's Office; and (c) restrictive covenants of record in Book 8980, page 59, Book 9010, page 627, Book 9057, page 831, Book 9104, page 900 and Book 9543, page 451, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1112 Safety Harbor Cove, Old Hickory, Tennessee 37138

(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 my hand this 25 day of April, 2013.

James W. Carell

Jan Carell

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 James W. Carell and Jan Carell, the bargainor, 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 25 day of April, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public