WARRANTY DEED

B-DA-13-4809B

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

Subscribed and sworn to before me this 13th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC

2012 21st Avenue South

Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL, SUBDIVISION, LOT, BLOCK, OR PHYSICAL DESCRIPTION
Vada Lynn Gates	New Owner (NAME)	
4809B Illinois Ave.	(ADDRESS)	
Nashville, TN 37209	(ADDRESS)	09111039500
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we D&J PROPERTIES OF TENNESSEE, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VADA LYNN GATES AND JOHN HERBERT GATES, WIFE AND HUSBAND , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 714, BLOCK 103, ON THE NO. 1 PLAN OF WEST NASHVILLE, OF RECORD IN PLAT BOOK 57, PAGES 74-75, SAID REGISTER'S OFFICE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN L. TARPLEY AND WIFE, OMEGA R. TARPLEY BY DEED FROM J. B. CRIPPS AND WIFE, SUSIE CRIPPS, DATED 10/11/1968 AND FILED FOR RECORD ON 10/18/1968 IN BOOK 4279, PAGE 772, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO ANN JORDAN MOORE, TRUSTEE OF THE JORDAN FAMILY TRUST BY DEED FROM OMEGA TARPLEY CHURCHWELL, DATED 03/08/2000 AND FILED FOR RECORD ON 03/14/2000 IN INSTRUMENT 200003140026211, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO D&J PROPERTIES OF TENNESSEE LLC BY DEED FROM ANN JORDAN MOORE, TRUSTEE OF THE JORDAN FAMILY TRUST, DATED 04/30/2013 AND FILED FOR RECORD ON 05/08/2013 IN INSTRUMENT 201305080046443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO D&J PROPERTIES OF TENNESSEE LLC BY DEED FROM D&J PROPERTIES OF TENNESSEE LLC, DATED 04/30/2013 AND FILED FOR RECORD ON 05/08/2013 IN INSTRUMENT 201305080046444, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 74-75, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 4809B Illinois, Nashville, Tennessee 37209

(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20130105348 DEEDWARR
Recvd: 12/18/13 10:39 2 pgs
Fees:13.00 Taxes:924.63

20131218-0127808

Witness my/our hand(s) this 13th day of December, 2013.

D&J Properties of Tennessee, LLC

By: _____ Chief Manager
Jeff Gaw

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of December, 2013, before me personally appeared Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the sole member of D&J Properties of Tennessee, LLC, the within named bargainor, a limited liability company, and that he/she as such sole member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of December, 2013.

_____
Notary Public



My Commission Expires:

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903