BILL GARRETT, Davidson County
Trans:T20140010138 DEEDWARR
Recvd: 02/12/14 11:12 2 pgs
Fees:13.00 Taxes:2959.63
20140212-0012379

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

File No.: ALW-14-2302

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason L. Bates and Gerald L. Black Jr.	New owner	104-15-232.00
(NAME)	(NAME)	
2302 Sunset Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **RIGID DEVELOPMENT, INC.**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JASON L. BATES AND GERALD L. BLACK JR., TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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 Lot No. 1, RE-SUBDIVISION OF LOTS 8 AND 9 OF THE MAP OF LINDEN PLACE 3 LOT MINOR PLAT, as shown on plat of record in Instrument No. 20130718-0074318*, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

* **corrected by Surveyor's Certificate of Correction of record in Instrument No. 20131220-0128730**

Being part of the same property conveyed to Rigid Development, Inc. by Warranty Deed from John C. Smith and Cheryl Renee Smith, married, dated June 7, 2013, of record in Instrument Number 20130618-0062050, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2302 Sunset Place, Nashville, TN 37212
(House Number) (Street) (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 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.

Witness my/our hand(s) this 7th day of February, 2014.

Rigid Development, Inc.

BY: _____
Adam G. LaFevor, Authorized Signor

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of February, 2014, before me personally appeared Adam G. LaFevor , to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Signor of Rigid Development, Inc., the within named bargainor, a corporation, and that he, as such Authorized Signor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of February, 2014.

_____
Notary Public
My Commission Expires: 5-2014

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171