WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140016160 DEEDWARR
Recvd: 03/10/14 13:36 2 pgs
Fees:13.00 Taxes:739.97
20140310-0019953

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,991.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-23-2016

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory C. Bates	new owner	181-10A-46.00
(NAME)	(NAME)	
6861 Scarlet Ridge Drive	1600 Division St Ste 225	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37203	
(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, Rachel L. Cheek (N/K/A Rachel L. Wells) and, husband Scott Allen Wells, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory C. Bates, an unmarried man, 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:

Being Lot Number 207 on the Plan of First Revision, Final Plat, Phase Two, Autumn Oaks Subdivision, of record in Plat Book 11700, Pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rachel L. Cheek, unmarried, by deed of record in Instrument Number 20090901-0081856, Register's Office for Davidson County, Tennessee. Rachel L. Cheek is now married to Scott Allen Wells, and is known as Rachel L. Wells. Scott Allen Wells herby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to all matters as shown on Plan of Phase Two, Autumn Oaks Subdivision of record in Plat Book 11700, Pages 64 and 65 and Notice of Acceptance in 20101207-0097305, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20030513-0064238, Instrument No. 20010912-0099443, Instrument No. 20100414-0028160, Instrument No. 20101206-0096935, Register's Office for Davidson County, Tennessee. Subject to all matters on boundary plat of record in Book 6900, Page 786, Register's Office for Davidson County, Tennessee. Subject to One-Fourth acre reserved for graveyard with right of ingress and egress as set out in Book 261, page 284, and in Book 6704, Page 397; Right of Way agreement and easement to Gulf Interstate Gas Company of record in Book 2245, Page 271, with a partial release thereof of record in Book 6968, Page 25; Right of Way agreement in favor of Columbia Gulf Transmission Company of record in book 4240, Page 667, with partial release thereof of record in Book 6968, Page 25; Contract of Easement and furnishing of water of record in Book 3376, Page 239; Easement for the purpose of obtaining water from the spring as set out in the deed of record in Book 475, Page 239; Easement for the purpose of obtaining water from the spring as set out in the deed of record in Book 475, Page 547; Subject to the flow of Mill Creek and to all roads, streets or highways, (Culbertson Road) embraced within the boundaries of subject property; Easements for sanitary sewers and/or storm drainage of record in Book 7515, Page 298, and Book 9343, pages 196 & 199; Stormwater Detention Agreement of record in Book 7760, Page 970, said Register's Office. Charter of Autumn Oaks HOA in Instrument No. 20010912-0099442, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6861 Scarlet Ridge Drive, Brentwood, TN 37027

(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 7th day of March, 2014.

Rachel L. Cheek (N/K/A Rachel L. Wells)

Scott Allen Wells

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel L. Cheek (N/K/A Rachel L. Wells), 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 Franklin, Tennessee this 7th day of March, 2014.

Commission expires: 7-30-17

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017