Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150012506 DEEDWARR
Recvd: 02/20/15 10:19 2 pgs
Fees:13.00 Taxes:1202.50
20150220-0014722

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael J. Atwood	New owner	116-3-81
(NAME)	(NAME)	
135 Kenner Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Michael D. Bates and Cheryl Lynn Bates Hausman Co-Executors of the Estate of Emily J. Bates**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael J. Atwood**, 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 the north half of Lot No. 72 on the Map of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for said County. Said part of said Lot No. 72 fronts 50 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Harriett Eudora Bates and Emily Horton Bates by Last Will and Testament of Mrs. Lillian Shelton Bates of record in Book 8314, Page 584, Register's Office for Davidson County, Tennessee. The said Harriette Eudora Bates having since died on March 9, 1991. Said property having passed to the Estate of Emily Horton Bates upon her death on February 28, 2014 in Davidson County, Tennessee, and admitted to Probate on June 3, 2014 as Docket 14P926 in the Seventh Circuit Court of Davidson County Tennessee by Last Will and Testament of Harriette Eudora Bates and further being conveyed by The Last Will and Testament of Emily Horton Bates to Michael D. Bates and Cheryl Lynn Bates Hausman, Co-Executors by the Last Will and Testament of Emily H. Bates.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 135 Kenner Avenue, Nashville, TN 37205
(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 our hands this 13th day of February, 2015.

Co-Executors of the Estate of Emily H. Bates

Michael D. Bates
Co-Executor

Cheryl Lynn Bates Hausman
Co-Executor

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 Michael D. Bates and Cheryl Lynn Bates Hausman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that in their capacity as co-executors of the Estate of Emily H. Bates acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 13th day of February, 2015.

Notary Public
My Commission Expires: 7-2-18

EMILY C. MAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Emily C. May
My Commission Expires
July 2, 2018
STATE OF TENNESSEE