BILL GARRETT, Davidson County
Trans:T20150020286 DEEDWARR
Recvd: 03/19/15 15:42 2 pgs
Fees:13.00 Taxes:491.92
20150319-0023924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $132,950.00.

Affiant

Subscribed and sworn to before me, this 16th day of March, 2015.

Notary Public

My commission expires: 7-3-17

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Garrett Ferrel	REGIONS BANK	**135120B11100CO**
2336 Nashboro Blvd.	2050 PARKWAY OFFICE CIRCLE	
Nashville, TN 37217	BIRMINGHAM, AL 35244	

FOR AND IN 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 ACKNOWLEDGE, WE,

Kelly Bates f/k/a Kelly Denise Vaughn and Jeffery W. Bates, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Garrett Ferrel, 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 Unit No. 111, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village at Fairway Pointe of record in Instrument No. 20020820-0100664, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kelly Denise Vaughn, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20040102-0000760 Register's Office for Davidson County, Tennessee, dated December 18, 2003 and recorded on January 2, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Jeffery W. Bates, husband of Kelly Bates, joins in the execution of this instrument for the sole purpose of relinquishing any and all of his rights, title, and interest, marital or otherwise, in and unto said property.

This is improved (X) unimproved ( ) property known as 2336 Nashboro Blvd. Nashville, TN 37217.

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 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/our hand(s) this 16th day of March, 2015.

Kelly Bates

Jeffery W. Bates by Kelly Bates, Attorney in Fact

Jeffery W. Bates by Kelly Bates, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public of said County and State, Kelly Bates the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2015.

My Commission Expires: JESSICA F. SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-24-2017

Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kelly Bates** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Jeffery W. Bates** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Jeffery W. Bates** and is authorized by **Jeffery W. Bates** to execute this instrument on his behalf pursuit to Specific Limited Power of Attorney of record in Book ✱____, page _____, Register's Office for Wilson County, Tennessee.

✱20150319-0023923

Witness my hand, at office, this 16th day of March, 2015.

My Commission Expires: JESSICA F. SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-24-2017

Notary Public

File #: 415029
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027