WARRANTY DEED

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Beverly Piatt	New Owner	142-09-0D-047.00-CO
(NAME)	(NAME)	
1003 General George Patton Road	same address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Michael Bates, a married man , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Beverly G. Piatt and Terry Allen Piatt, wife and husband, and Virginia Bevill, an unmarried woman, 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:

A condominium apartment in Davidson County, Tennessee, being Unit No. 1003 of River Plantation Section Six, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, pages 359 and 360, Register's Office for said County, to which source reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Michael Bates, unmarried by Warranty Deed from Colleen A. Koch of record in Instrument No. 20130712-0072242 Register's Office for Davidson County, Tennessee, dated June 25, 2013, and recorded on July 12, 2013, and also being the same property conveyed to Colleen A. Koch by Warranty Deed from Linda Carroll Koch, unmarried of record in Instrument No. 20031222-0181848 Register's Office for Davidson County, Tennessee, dated December 09, 2003, and recorded on December 22, 2003.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

unimproved ☐

This is improved ☑ property, known as 1003 General George Patton Road, Nashville, TN 37221
(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.

BILL GARRETT, Davidson County
Trans: T20150030405 DEEDWARR
Recvd: 04/22/15 10:13 2 pgs
Fees: 13.00 Taxes: 702.63
20150422-0035881

Witness my hand this 16th day of April, 2015.

Michael Bates

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 16th day of April, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Bates**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1/20/19

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2019