THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043662** ~~PREPARED BY:~~ RETURN TO: BANKERS TITLE & ESCROW CORP 3310 WEST END AVE. NASHVILLE, TN 37203	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 11th day of May, 2015. JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN Notary Public My Commission Expires: 1-9-16

WARRANTY DEED

Address New Owner: Madison E. Lee and Trey J. Sepulvado 4809 ILLINOIS AVE #B Nashville TN 37209-2103	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09111039500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vada Lynn Gates and John Herbert Gates, Wife & Husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Madison E. Lee, an unmarried man, and Trey J. Sepulvado, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 714, Block 103, on the No. 1 plan of West Nashville, of record in Plat Book 57, Pages 74-75, said Register's Office, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to John L. Tarpley and wife, Omega R. Tarpley by Deed from J. B. Cripps and wife, Susie Cripps, dated 10/11/1968 and filed for record on 10/18/1968 in Book 4279, Page 772, Register's Office for Davidson County, Tennessee. and Being part of the same property conveyed to Ann Jordan Moore, Trustee of the Jordan Family Trust by Deed from Omega Tarpley Churchwell, dated 03/08/2000 and filed for record on 03/14/2000 in Instrument 200003140026211, Register's Office for Davidson County, Tennessee. and Being part of the same property conveyed to D&J Properties of Tennessee LLC by Deed from Ann Jordan Moore, Trustee of the Jordan Family Trust, dated 04/30/2013 and filed for record on 05/08/2013 in Instrument 201305080046443, Register's Office for Davidson County, Tennessee. and Being part of the same property conveyed to D&J Properties of Tennessee LLC by Deed from D&J Properties of Tennessee LLC, dated 04/30/2013 and filed for record on 05/08/2013 in Instrument 201305080046444, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vada Lynn Gates and John Herbert Gates, wife and husband by Warranty Deed from D&J Properties of Tennessee LLC, recorded on the 18th day of December, 2013 in Instrument No. 20131218-0127808, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

BILL GARRETT, Davidson County
Trans:T20150037126 DEEDWARR
Recvd: 05/13/15 12:28 2 pgs
Fees:13.00 Taxes:1202.50
20150513-0043914

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NO. 1 PLAN OF WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74 and 75.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 4809 ILLINOIS AVE #B Nashville TN 37209-2103

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of May, 2015.

Vada Lynn Gates by Jordan Gates
Attorney in Fact

John Herbert Gates by Jordan Gates
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jordan Gates, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Vada Lynn Gates and John Herbert Gates, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 11th day of May 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018