Davidson County DEEDWARR
Recvd: 05/15/15 10:29 3 pgs
Fees:18.00 Taxes:1596.55
20150515-0044814

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $431,500.00

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this 12th **day of May, 2015.**

Notary Public
My commission expires: 8-11-18

02-1504-49441

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Bonnie T. Mitchell ~~119 Bowling Avenue~~ 3630 Richland Ave Nashville TN 37205	Same	104 05 0 281.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, R. Anthony Bates, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bonnie T. Mitchell, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the north 50 feet of Lot No. 317, on the Plan of Richland Realty Company's First Addition to Subdivision "B", of record in Plat Book 332, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said northerly part of Lot No. 317 fronts 50 feet on the westerly side of Bowling Street and runs back between parallel lines with the southerly margin of Meadowbrook Avenue 210 feet to an alley.

Being the same property conveyed to R. Anthony Bates, unmarried and Mary Sue Cheek, unmarried by Warranty Deed from Walter Bruce Burch and Lucinda S. Burch, dated August 25, 2008, recorded September 2, 2008, of record in Instrument No. 20080902-0089785, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Regions Bank, as Trustee of The 2012 Mary Sue Cheek Family Trust by Quitclaim Deed from Mary Sue Cheek, an unmarried person, dated December 18, 2012, recorded December 21, 2012, of record in Instrument No. 20121221-0117831, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to R. Anthony Bates by Quitclaim Deed from Regions Bank, as Trustee of The 2012 Mary Sue Cheek Family Trust, dated June 10, 2013, recorded June 13, 2013, of record in Instrument No. 20130613-0060731, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 119 Bowling Avenue, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 May, 2015.

R. Anthony Bates

R. Anthony Bates

STATE OF PA
COUNTY OF Philadelphia

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, R. Anthony Bates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Office, PA, this 7th day of May, 2015.

Catherine Pantalone
Notary Public

My Commission expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CATHERINE PANTALONE, Notary Public
City of Philadelphia, Phila. County
My Commission Expires June 16, 2018

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

