WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $678,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRVINE SCOTT ONEAL	First Land Mgt. Services	
(NAME)	(NAME)	
185 Moultrie Park	PO Box 35088	116-8-G 185 CO
(ADDRESS)		
Nashville, TN 37205	Tulsa, OK 74153	
(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, I, **RITA G. BATES, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRVINE SCOTT ONEAL AND ANNA ONEAL, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Sugartree, Phase 3 (Revised), of record in plat Book 5050, pages 57-71, as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Book 5585, page 972 and Book 5772, page 504, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rita G. Bates, unmarried by deed from James Edwards and wife, Christi Edwards, of record in Instrument No. 20040623-0074270, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 5050, pages 67-71, said Register's Office; (c) restrictive covenants of record in Book 4857, page 157, Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138 and Book 5691, page 61, said Register's Office; and (d) easement of record in Book 6598, page 928, said Register's Office.

unimproved
This is improved x property, known as 185 Moultrie Park, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150044920 DEEDWARR
Recvd: 06/08/15 14:00 2 pgs
Fees:13.00 Taxes:2508.60
20150608-0053585

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 my hand this 29th day of May, 2015.

Rita G. Bates by KM

RITA G. BATES BY KEVIN D. MONTGOMERY,

ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of May, 2015, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Rita G. Bates and acknowledged that he executed the same as the free act and deed of Rita G. Bates.

Witness my hand and official seal at Nashville, Tennessee this 29th day of May, 2015.

Commission expires:



Kathy Snider

Notary Public