BILL GARRETT, Davidson County
Trans:T20150049468 DEEDWARR
Recvd: 06/22/15 10:10 2 pgs
Fees:13.00 Taxes:595.70
20150622-0059280

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0296

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF June, 2015

Notary Public

Commission Expires: 11-9-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shannon Bates 1711 Litton Avenue Nashville, TN 37216	NEW OWNER Shannon Bates 1711 Litton Avenue Nashville, TN 37216	072-12-0-206.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Jeanette Coke, an unmarried woman, and Sarah Denami, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shannon M. Bates, a single 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:

LAND in Davidson County, Tennessee, being the easterly 10 feet on Lot No. 116 and the westerly 45 feet of Lot No. 117 on the map of Riverside Drive Subdivision, of record in Book 974, Pages 60 and 61, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 55 feet on the northerly side of Litton Avenue and run back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Jeanette Coke and Sarah Denami, as an individual, by Quitclaim Deed from Sarah Denami, in her capacity as Trustee of the "1711 Trust", created by instrument dated October 28, 2005, dated 11/14/13 and recorded 11/14/13 in Instrument No. 20131114-0117929, in the Register's Office for Davidson County, Tennessee. Pursuant to Agreed Order For Appointment of Conservator, No. 2014PR-36, in the Chancery Court for Sumner County Tennessee, at Gallatin, Therese Casler was appointed as Conservator over the property of Sarah Denami. By "Order Permitting Conservator to Convey Real Property at Closing", No. 2014PR-36, dated March 23, 2015, and May 19, 2015, in the Chancery Court For Sumner County, Tennessee At Gallatin, the said Therese Casler was granted the power and authority to convey Sarah Denami's interest in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1711 Litton Avenue, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of June, 2015.

Jeanette Coke

Therese Casler, conservator for Sarah Denami

Therese Casler, Conservator for Sarah Denami

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Jeanette Coke

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of June, 2015.

Notary Public
My Commission Expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Therese Casler, Conservator for Sarah Denami

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, in her capacity as Conservator for Sarah Denami.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of June, 2015.

Notary Public
My Commission Expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)