BILL GARRETT, Davidson County
Trans:T20150055135 DEEDWARR
Recvd: 07/08/15 13:08 2 pgs
Fees:13.00 Taxes:943.50
20150708-0066239

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1581

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Terry Bates Kathy Bates 3000 Hillsboro Pike #36 Nashville, TN 37215	Same as New Owner	117-3-A-36.00 CO

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this the 6 day of July, 2015.

Notary Public

My Commission Expires:
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Charles Bossemeyer and wife, Lori Bossemeyer,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Terry Bates and Kathy Bates, 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 Unit No. 36 on the Plan of Versailles Condominium Apartments of record in Plat Book 5050, Page 80, corrected in Book 5171, Page 153, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5168, Page 944, amended in Book 5589, Page 367, Book 5659, Page 641, re-recorded in Book 5667, Page 375, and amended in Book 7770, Page 955 and Book 8434, Page 719, said Register's Office.

Being the same property conveyed by Warranty Deed from Erin F. Pitts and Stephen Roberts to Charles Bossemeyer and wife, Lori Bossemeyer, as recorded on the 15th day of July, 2013 in Instrument No. 20130715-0072878 and Warranty Deed from Michelle Petrin, (n/k/a Michelle Petrin Dengler, married) to Erin Roberts and husband, Stephen Roberts, as recorded on the 2nd day of May, 2008 in Instrument No. 20080502-0045098, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **3000 Hillsboro Pike #36, Nashville, TN 37215**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 6th day of July, 2015.

GRANTOR(S)

Charles Bossemeyer

Charles Bossemeyer

Lori Bossemeyer

Lori Bossemeyer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Charles Bossemeyer and Lori Bossemeyer** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 6th day of July, 2015.

Deborah L. Bissell

Notary Public
My Commission Expires:

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019