WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-23-2019

(AFFIX SEAL)

SARAH S. GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Spencer W. Christensen	Movement Mortgage, LLC	147-14-0-173.00
(NAME)	(NAME)	
679 Candlestick Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Virginia Beach, VA 23452	
(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, WE, **Michael D. Bates, Executor of the Estate of Ross M. Bates, Sr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Spencer W. Christensen and Emily Christensen, 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:

All that certain parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 448 on the Plan of Candlestick Farms, Section 4, as of record in Book 3600, Page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 448 fronts 90 feet on the westerly margin of Candlestick Drive and runs, back between lines measuring 147.1 feet on the northerly side and 149.8 feet on the southerly side to a line in the rear on which it measures 90 feet.

Being the same property conveyed to Ross M. Bates (unmarried) by Corporate Warranty Deed dated 10/26/1965 from Hallmark Construction Company of record in Book 3951, Page 741, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ross M. Bates, Sr., and wife, Josephine Foster Bates by Quit Claim Deed dated 07/27/1978 from Ross M. Bates, Sr. of record in Book 5317, Page 464, Register's Office for Davidson County, Tennessee. Josephine Foster Bates having pre-deceased Ross M. Bates, Sr. on October 30, 2012. The said Ross M. Bates, Sr. having since died, said property having passed to the Estate of Ross M. Bates, Sr. by Last Will and Testament of Ross M. Bates, Sr. to Michael D. Bates, Executor by the Last Will and Testament of Ross M. Bates, Sr.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 679 Candlestick Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans: T20150073241 DEEDWARR
Recvd: 08/28/15 11:25 2 pgs
Fees: 13.00 Taxes: 841.75

20150828-0087355

Witness our hands this 19th day of August, 2015.

Estate of Ross M. Bates, Sr.

Estate of Ross M. Bates, Sr. by Michael D. Bates, Executor

by: Michael D. Bates, Executor

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael D. Bates with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be Executor of The Estate of Ross M. Bates, Sr., and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Executor.

WITNESS my hand and seal this 19th day of August, 2015.

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Emily C. May
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

Notary Public

My Commission Expires: 7-2-18