BILL GARRETT, Davidson County
Trans:T20150075652 DEEDWARR
Recvd: 09/04/15 10:34 2 pgs
Fees:13.00 Taxes:1591.00
20150904-0090350

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $430,000.00.

Tayler Johnson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st day of September, 2015.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Patrick F. Gates and Chong H. Gates	Patrick F. Gates and Chong H. Gates	054130B00400CO
(NAME)	(NAME)	
58325 Mijas	58325 Mijas	
(ADDRESS)	(ADDRESS)	
La Guinta, CA 92253	La Guinta, CA 92253	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Parlay, LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Patrick F. Gates and Chong H. Gates, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 4 on the Final Plat of River Oaks, Major Subdivision, of record in Plat Instrument No. 20141007-0092682, in the Register's Office for Davidson County, tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Parlay, LLC by deed from J. Michael Lynch and Pamela D. Lynch, husband and wife, in the amount of $975,000.00, dated 10/15/2013, of record in Instrument No. 20131018-0109109, Register's Office of Davidson County, Tennessee.

2015 property taxes a lien, not yet due and payable.

This property is _X_unimproved __improved property known as: 813 Azura Landing, Old Hickory, TN 37138

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as

well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 1st day of September, 2015.

Parlay, LLC

BY: _____
Douglas Myhand, Member

BY: _____
William R. Parrish, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Douglas Myhand and William R. Parrish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Members of Parlay, LLC, the within named bargainor, a limited liability company, and that such Members executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Parlay, LLC as Members.

Witness my hand and official seal, at office, on this the 1st day of September, 2015.

_____
Notary Public
My commission expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122