WARRANTY DEED

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-22-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frederick O. Wilheim	Pinnacle Bank	141-06-0D-143.00 CO
(NAME)	(NAME)	
3381 Harpeth Springs Drive	150 3rd Ave S #900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150084497 DEEDWARR
Recvd: 10/05/15 10:58 2 pgs
Fees:13.00 Taxes:556.85
20151005-0101006

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Ray Glenn Bates, Jr., unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Frederick O. Wilhelm and Lindsay A. Kee, 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. 143, as shown on the map entitled Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RAY GLENN BATES, JR., an unmarried man, by deed from BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, of record in Instrument No. 20041208-0146100, dated November 23, 2004, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3381 Harpeth Springs Drive, Nashville, TN 37221
(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.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 30th day of September, 2015.

Ray Glenn Bates Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of September, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ray Glenn Bates Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
8-20-2019

Notary Public,



D Return to:

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067