BILL GARRETT, Davidson County
Trans:T20150085534 DEEDWARR
Recvd: 10/07/15 11:17 3 pgs
Fees:18.00 Taxes:1813.00
20151007-0102290

This instrument prepared by:
Fidelity Residential Solutions
7161 Bishop Road, Suite 250
Plano, TX 75024
757234 2015-17859
Terry Chandler

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	
Ryan Bates	Ryan Bates	
720 Sweet Cherry Court	720 Sweet Cherry Court	
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Kelly MacDonald, an unmarried woman,** have this day bargained and sold, and do hereby transfer and convey unto the said **Ryan Bates,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

See Attached Exhibit "A".

STATE OF MISSISSIPPI
COUNTY OF DESOTO The actual consideration or value whichever is greater, for this transfer is $490,000.00

Affiant _____

Subscribed and sworn to before me this the 5th day of October, 2015.

Notary Public _____

My commission expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 111439 KIMMI L. RUFF Commission Expires Feb. 11, 2019 TIPPAH COUNTY

(Affix Seal)

This is improved property known as 720 Sweet Cherry Court, Nashville, TN 37215.

improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hand this 16 day of SEPTEMBER, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kelly MacDonald

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, JOHN THOMAS, a Notary Public in and for said County and State, Kelly MacDonald, the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of SEPTEMBER, 2015.

(This area for official notarial seal)

Notary Public
My Commission Expires:

My Commission Expires
January 08, 2019

JOHN THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION

EXHIBIT "A"

Being Lot 25, PHASE 4, VILLAGE OF CHERRY GLEN, A Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 664, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

For information purposes only:

Map/Parcel ID Number: 131-06-0H-086.00CO

BEING the same property conveyed to Kelly MacDonald, an unmarried woman by Warranty Deed from Jeffrey D. Hays and wife, Katherine Leeann Hays, dated July 09, 2007, recorded July 13, 2007, as Document No. 20070713-0083835, Register's Office of Davidson County, Tennessee.