BILL GARRETT, Davidson County
Trans:T20150108155 DEEDWARR
Recvd: 12/22/15 14:00 3 pgs
Fees:18.00 Taxes:462.50
20151222-0128772

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0953HVA

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of December, 2015.

Notary Public
Commission Expires: 7-24-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ruel Jones 515 Tanksley Avenue Nashville, TN 37211	OWNER	133-08-0-035.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Larry D. Bates and S. Cooper Bates and Rodney L. Bates and Sarah A. Bates Allen and Leota G. Bates Sullivan and Rebecca S. Bates Armstrong and Mark W. Bates and Timothy N. Bates

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ruel Jones

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:

TRACT ONE
LAND in the 6th Civil District of Davidson County, Tennessee, being Lots 1 and 2, plan of Seven Mile Place, as shown on plat recorded in Book 2083, Page 43, Register's Office for Davidson County, Tennessee, and further described as follows:

BEGINNING at a monument in the south margin of Antioch Pike, 760 feet east of the center of the bridge over Seven Mile Creek; the northwest corner of said Lot No. 1; thence south 11 degrees 28 minutes West with the west boundary of said Lot No. 1, 367.1 feet to a monument at the southwest corner of said Lot No. 1, which corner is north of and 100 feet distant from the centerline of The N.C. & St. L. Railway's Radnor Yard main track; thence South 81 degrees 45 minutes East on a line north of, parallel with and 100 feet distant from said centerline, 180.3 feet to the southeast corner of said Lot No. 2; thence North 11 degrees 28 minutes East with the east boundary of said Lot No. 2, 357 feet to the northeast corner of said Lot No. 2 in the south margin of Antioch Pike; thence North 78 degrees 32 minutes West with the south margin of Antioch Pike, 180 feet to the point of beginning.

TRACT TWO
LAND in Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southwest corner of Lot No. 1 on the plan of Seven Mile Place recorded in Book 2083, Page 43, Register's Office for Davidson County, Tennessee, said point being one hundred (100) feet measured northwardly from and at right angles to the centerline of Grantor's main track; thence North 80 degrees 35 minutes West, along a line one hundred (100) feet northwardly from and parallel to said centerline of main track, sixty-seven and eight tenths (67.8) feet to an iron pin; thence North 9 degrees 25 minutes East, fifty (50) feet to an iron pin, said pin being one hundred fifty (150) feet measured northwardly from and at right angles to centerline of Grantor's main track; thence North 80 degrees 35 minutes West, along a line one hundred fifty (150) feet northwardly from and parallel to said centerline of main track, forty-nine and two tenths (49.2) feet to an iron pin being at Charles P. Grisham southeast corner; thence with a fence and in Charles P. Grisham easterly line North 13 degrees 08 minutes East, one hundred forty-five and four tenths (145.4) feet to an iron pin; thence South 76 degrees 52 minutes East, one hundred twenty (120) feet with Howard Wayne Jackson and A.E. Templeton southerly line to an iron pin in the westerly line of said Lot No. 1, A.E. Templeton's southeast corner; thence South 13 degrees 80 minutes West in the westerly line of Lot No. 1, one hundred eighty-seven and seven tenths (187.7) feet, to the point of beginning.

BOTH TRACTS BEING the same property conveyed to Larry D. Bates, S. Cooper Bates, Rodney L. Bates, Sarah A. Bates Allen, Leota G. Bates Sullivan, Rebecca S. Bates Armstrong, Mark W. Bates and Timothy N. Bates, as tenants in common, by Quitclaim Deed from Martha G. Bates, dated 11/19/98 and recorded 11/20/98 in Book 11214, Page 790, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. this is not the principal place of residence of the Grantors.
This is improved property known as: 1059 Antioch Pike, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of December, 2015.

Larry D. Bates

S. Cooper Bates

Rodney L. Bates

Sarah A. Bates Allen

Leota G. Bates Sullivan

Rebecca S. Bates Armstrong

Mark W. Bates

Timothy N. Bates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Larry D. Bates and S. Cooper Bates and Rodney L. Bates and Sarah A. Bates Allen and Leota G. Bates Sullivan and Rebecca S. Bates Armstrong and Mark W. Bates and Timothy N. Bates** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of December, 2015.

Notary Public
My Commission Expires: 7-24-2019

(Notary Seal)

