THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15126044** BILL GARRETT, Davidson County Trans:T20150109849 DEEDWARR Recvd: 12/30/15 09:07 2 pgs Fees:13.00 Taxes:1110.00 20151230-0130889	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 28th day of December, 2015. Notary Public My Commission Expires: JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 25, 2018

WARRANTY DEED

Address New Owner: Phillip Bates and Edsel Bates, Jr. 482 Brentview Hills Drive Nashville TN 37220-2232	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160-04-086.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edsel E. Bates and wife, Pauline E. Bates***, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip Bates an unmarried man Edsel Bates, Jr. a married man**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Brentview Hills, of record in Plat Book 3300, Pages 43 and 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edsel E. Bates and wife, Pauline E. Bates by Warranty Deed from Raleigh T. Blanks and wife, Mildred B. Blanks, of record in Book 3505, Page 5, Register's Office for Davidson County, Tennessee, dated February 8, 1963 and recorded on February 13, 1963.

Pauline E. Bates, now being deceased on October 24, 2010 in Limestone County, Alabama.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3300, Pages 43 and 44, Register's Office for Davidson County, Tennessee.

Easement(s) as set forth in instrument of record in Book 3345, Page 205, Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.

This is improved property located at 482 Brentview Hills Drive Nashville TN 37220-2232.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of December, 2015.

Edsel E. Bates

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edsel E. Bates, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2015.

Notary Public
My Commission Expires:

