BILL GARRETT, Davidson County
Trans: T20160021886 DEEDWARR
Recvd: 03/17/16 10:56 2 pgs
Fees: 13.00 Taxes: 828.80

20160317-0025347

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $224,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF MARCH, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-20-2017

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C. DBA VANDERPOOL & PEARMAN, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-7954 TISHERMAN JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jeffrey L. Tisherman and Ingrid L. Tisherman, Trustees of the Tisherman Family Trust u/a/d 6/28/06	Owner	181-10-A-46.00 CO
6861 Scarlet Ridge Drive	16 Traditions Ln	
Brentwood, TN 37027	Brentwood TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GREGORY C. BATES AND SHELLEY BATES, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JEFFREY L. TISHERMAN AND INGRID L. TISHERMAN,
TRUSTEES OF THE TISHERMAN FAMILY TRUST U/A/D 6/28/06

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6861 Scarlet Ridge Drive, Brentwood, TN 37027

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

Witness our hand hand on the 7th day of March, 2016.

Gregory C. Bates

Shelley Bates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, GREGORY C. BATES AND SHELLEY BATES, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 7th day of March, 2016.

Notary Public

My Commission Expires 3-27-2016

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Being Lot Number 207 on the Plan of First Revision, Final Plat, Phase Two, Autumn Oaks Subdivision, of record in Plat Book 11700, Pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Being the same property conveyed by Warranty Deed from Rachel L. Cheek (N/K/A Rachel L. Wells) and husband Scott Allen Wells to Gregory C. Bates, an unmarried man as recorded on the 10th day of March, 2014 in Instrument No. 20140310-0019953 and Warranty Deed from Ali Eugene Sohrab, unmarried to Rachel L. Cheek, unmarried as recorded on the 1st day of September, 2009 in Instrument No. 20090901-0081856, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2, AUTUMN OAKS, FIRST REVISION, as recorded in Plat Book 11700, Page(s) 54 and 55, revised in Plat Book 11700, Pages 64 and 65 and Boundary Plat Book 6900, Page 786, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20010912-0099443, amended at Instrument Nos. 20030513-0064238, 20101206-0096935 and Resolution recorded at Instrument No. 20100414-0028160 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Charter of Autumn Oaks Homeowners Association, Inc. recorded at Instrument No. 20010912-0099442.

6. Notice of Acceptance of Public Infrastructure for Water Line and Sanitary Sewer recorded at Instrument No. 20101207-0097305.

7. Subject to One Fourth Acre reserved for rights of ingress and egress as set out in Book 261, Page 284 and Book 6704, Page 397.

8. Right of Way Agreement and Easement to Gulf Interstate Gas Company recorded in Book 2245, Page 271 with Partial Release recorded in Book 6968, Page 25.

9. Right of Way Agreement in favor of Columbia Gulf Transmission Company recorded in Book 4240, Page 667 with Partial Release recorded in Book 6968, Page 25.

10. Contract of Easement and furnishing of water recorded in Book 3376, Page 239.

11. Easement for obtaining water from the spring set out in Deeds recorded in Book 475, Page 239 and Book 475, Page 547.

12. Easements for Sanitary Sewer and/or Storm Drainage recorded in Book 7515, Page 298, Book 9343, Page 196 and Book 9313, Page 199.

13. Storm Water Detention Agreement recorded in Book 7760, Page 970.

14. Subject to the flow of Mill Creek and to all roads, streets or highways (Culbertson Road) embraced within the boundaries of subject property.