Warranty Deed

BILL GARRETT, Davidson County Trans:T20160048308 DEEDWARR Recvd: 06/08/16 09:45 2 pgs Fees:13.00 Taxes:584.60 20160608-0057738	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$164,900.00~~. $158,000.00. Affiant Subscribed and sworn to before me, this the 6th day of June, 2016. Notary Public My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mary Katherine Bates	new owner	
2427 Grover Street		059-16-0-066.00
Nashville, TN 37207-3819		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARSHALL ARLEDGE, A MARRIED PERSON***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY KATHERINE BATES AND JAMES BATES, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

***Neither the Grantor nor the Grantor's Spouse has ever resided in the below described property.**

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Haynies Cleveland Plan of record in Plat Book 161, Page 35, 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 Stephanie Manning, unmarried by Warranty deed from William H. Dorris of record in Instrument No. 200471006-0120773 Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on October 06, 2004.

Being the same property conveyed to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset Backed Pass-Through Certificates Series 2004-RS12 by Substitute Trustee's deed from Jason S. Mangrum, as Substitute Trustee of record in Instrument No. 20151103-0111899 Register's Office for Davidson County, Tennessee, dated November 02, 2015 and recorded on November 03, 2015.

Being the same property conveyed to Marshall Arledge, a married person by Special Warranty deed from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, National Association, as Trustee for Residential Asset

Mortgage Products, Inc., Mortgage Asset Backed Pass-Through Certificates Series 2004-RS12 of record in Instrument No. 20160315-0024688 Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 15, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 2427 Grover Street, Nashville, TN 37207-3819.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of June, 2016.

Marshall Arledge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marshall Arledge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of June, 2016.

Notary Public

My Commission Expires:

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018