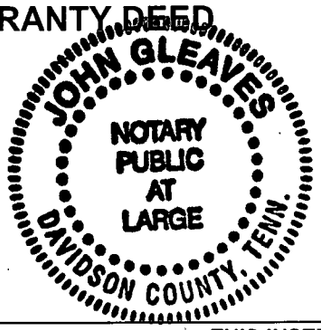
WARRANTY DEED



G-P-16-904-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00.

Mary Katherine Bates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Katherine Bates	new owner	
(NAME)	(NAME)	**092-04-0-193.00**
2427 Grover Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **INEZ W. JONES, UNMARRIED ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY KATHERINE BATES AND JAMES TYLER BATES, WIFE AND HUSBAND ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Bainbridge's Re-Subdivision of Lots 77, 78, 79, 80, 101, 102, 103 and part of 104, Thos Hardings Plan of record in Plat Book 2330, Page 164, 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 Richard C. Jones and wife, Inez W. Jones by Warranty deed from B&D Development Company of record in Book 2813, page 341, Register's Office for Davidson County, Tennessee, dated November 3, 1958 and recorded on November 3, 1958. The said Richard C. Jones having died May 1, 2007 leaving property to spouse Inez W. Jones as sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2016 an subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 164, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **904 14th Ave North, Nashville, Tennessee 37208-3304**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20160064393 DEEDWARR
Recvd: 07/27/16 08:39 2 pgs
Fees:13.00 Taxes:373.70
20160727-0077046

Witness my/our hand(s) this the 25th DAY OF JULY, 2016.

Inez W. Jones by Beverly A. Collier Attorney in Fact

Inez W. Jones by Beverly A. Collier,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beverly A. Collier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of INEZ W. JONES as per the Durable Power of Attorney of record in Instrument No. 20120530-0046832, Register's Office for Davidson County, Tennessee and who acknowledged she executed the same as the free act and deed of the said INEZ W. JONES.

Witness my hand and official seal, this the 25th of July, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212