PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 10/03/16 09:57 3 pgs
Fees:18.00 Taxes:510.60
20161003-0103801

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of September, 2016 by and between, April L. Bates, married (formerly known as April L. Brown) hereinafter referred to as GRANTOR, and Michael Ray, married, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Located and being situated in the Second (2nd) Civil District of the County of Davidson, State of Tennessee, and being known and designated as follows, to wit:

Lot 16, Phase 1A, Brittany Park Subdivision, a Planned Unit Development, as shown of record in Map Book 9700, page 263, in the Register's Office of Davidson County, Tennessee, to which reference is here made for a more particular description thereof.

Being the same property conveyed to April L. Brown, unmarried, by Warranty Deed from Jesus Garcia an Catherine E. Garcia, and Zeno Early, Jr., joint tenants with rights of survivorship, dated June 29, 2012, recorded July 5, 2012, of record in Instrument No. 20120705-0059143, Register's Office for Davidson County, Tennessee.

The said April L. Brown, unmarried is now known as April L. Bates by marriage to Rodrick D. Bates.

This is [xx]improved [ ]unimproved property known as: 211 Brittany Park Circle, Antioch TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

April L. Bates

Rodrick D. Bates

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, April L. Bates and Rodrick D. Bates, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of September, 2016.

Suzanne Thomas
Notary Public

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
March 18 2019
COUNTY OF RUTHERFORD

My Commission Expires: 3-18-19

Name and Address of Property Owner:
Michael Ray
211 Brittany Park Circle,
Antioch TN 37013

Send Tax Statements to:
Michael Ray
5417 Bradfield Dr.
Nashville, TN 37220

Map & Parcel: 162-12-0-A-016.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $138,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of September, 2016.

Melissa D. Harris
Notary Public

MELISSA D. HARRIS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10. 2019

My Commission Expires: 03/10/2019

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

16-1-498

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

