BILL GARRETT, Davidson County
Trans:T20170012599 DEEDWARR
Recvd: 02/10/17 14:13 2 pgs
Fees:13.00 Taxes:425.50
20170210-0014323

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of February, 2017.

Notary Public
My commission expires: 6/19/18

05-1701-67081

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Kenneth A. Bates 207 Slayton Drive Madison TN 37115	New Owner	033-16-0-094.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sabrina S. Lumpress-Iriogbe and Kennedy Iriogbe,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kenneth A. Bates, unmarried man,,** hereinafter called the Grantees, their successors and assigns, a 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. 87A, on the Plan of Zone Lot Division Lots 72, 73, 87 & 88, Section I, Primrose Meadows, of record in Book 4675, Page 18, as amended in Book 5800, Page 311, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sabrina S. Lumpress, a single person by deed from Long Acquisitions, Inc., dated June 15, 2007, recorded June 25, 2007, of record in Instrument No. 20070625-0075276, Register's Office for Davidson County, Tennessee.

Kennedy Iriogbe, spouse of Grantor, joins in the execution of this instrument to convey any marital interest, if any, he may have in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 207 Slayton Drive, Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 7th day of February, 2017.

Sabrina S. Lumpress-Iriogbe

Kennedy Iriogbe

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sabrina S. Lumpress-Iriogbe and Kennedy Iriogbe** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 7th day of February, 2017.

State of Tennessee at Large

My Commission expires:

4.26.19

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY