WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170013991 DEEDWARR
Recvd: 02/16/17 08:59 2 pgs
Fees:13.00 Taxes:1535.50

20170216-0015858

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF Feb, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Terry Bates and Kathy Bates	New owner	
(NAME)	(NAME)	
1203 Graybar Ln.		131-14-0 058.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT MARSHALL GILLIAM AND WIFE, JUDITH ELLEN GILLIAM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. TERRY BATES AND KATHY BATES, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 93 on the Plan of Section II, First Addition, Seven Hills, of record in Book 2663, Page 51, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Deed to Create Tenancy By The Entirety from Robert Marshall Gilliam to Robert Marshall Gilliam and wife, Judith Ellen Gilliam as recorded on the 2nd day of February, 1994 in Deed Book 9238, Page 367 and Warranty Deed from Mary Ballard Gilliam, a single person to Robert Marshall Gilliam, a single person as recorded on the 28th day of December, 1988 in Deed Book 7737, Page 137, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Plat Book 2663, Page(s) 51, said Register's Office; and Restrictive Covenants of record in Plat Book 2663, Page(s) 51, said Register's Office.

unimproved _
This is improved x property, known as 4620 Villa Green Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 14th day of Febwany, 2017

ROBERT MARSHALL GILLIAM

JUDITH ELLEN GILLIAM

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Marshall Gilliam and Judith Ellen Gilliam, the bargainor, 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 seal this 14th day of Febwany, 2017.

Commission expires: 9/30/2017

Notary Public

JORDANN C. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission Expires Sept. 30, 2017