Name and Address of New Owner:
Holly Gates
2129 Crystal Drive
Nashville, TN 37210

Send Tax Statements To:
Holly Gates
2129 Crystal Drive
Nashville, TN 37210

This Instrument Prepared By:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC

500 North Walnut Street
Murfreesboro, Tennessee 37130
Map and Parcel: 101-J-L-030.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan Shepherd Lafferty and Martha Michele Lafferty, as joint tenants with rights of survivorship** hereinafter called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto **Holly B. Gates, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, and being all of Lot No. 83, Elm Hill Acres, Section No. I, according to survey and plat of same appearing of record in Book 2331, page 67, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot. Said Lot No. 83 fronts 70 feet on the southerly side of Crystal Drive and runs back between parallel lines 225 feet.
>
> Being the same property conveyed to Susan Shepherd Lafferty and Martha Michele Lafferty, as joint tenants with rights of survivorship, by Quitclaim Deed of record in Instrument Number 20100611-0045511, Register's Office for Davidson County, Tennessee.

This conveyance is subject to All matters as set forth per Plat of record in Book 2331, page 67; Restrictions of record in Book 2442, page 464; All matters including but not limited to Right of Way for electric power transmission line and Flowage Easement of record in Book 2393, page 276; Deed of Conveyance for Water Mains to City of Nashville, Waterworks Department, of record in Book 2450, page 247; Warranty Deed & Flowage Easement of record in Book 2199, page 83; All matters including but not limited to Transmission Line Easement to City of Nashville acting by and through the Electric Power Board of record in Book 2023, page 17, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2129 Crystal Drive, Nashville, TN 37210

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, her heirs and assigns, forever; I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Davidson County DEEDWARR
Recvd: 02/21/17 09:23 3 pgs
Fees:18.00 Taxes:477.30
20170221-0016978

WITNESS my hand this 16th day of February, 2017.

Susan Shepherd Lafferty

Martha Michele Lafferty

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned Susan Shepherd Lafferty, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instruments for the purposes contained.

WITNESS my hand and seal this 16th day of February, 2017.

Notary Public
My commission Expires: 5.19.19

LISA CROYLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-19-2019

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned Martha Michele Lafferty, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instruments for the purposes contained.

WITNESS my hand and seal this 16th day of February, 2017.

Notary Public
My commission Expires: 5.19.19

LISA CROYLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-19-2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $129,000.00.

Affiant Signature

Subscribed and sworn to before me, this the 16th day of February, 2017.

Notary Public
My Commission Expires: 5.19.19

LISA CROYLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-19-2019

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, Jessica L Tolley, a notary public for this county and state, Lynn Vaught 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: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY