This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Suite 220
Franklin, TN 37064
2015120021

BILL GARRETT, Davidson County
Trans:T20170019032 DEEDWARR
Recvd: 03/06/17 11:39 2 pgs
Fees:13.00 Taxes:666.00
20170306-0021775

MARIANNE MAHNKE
Notary Public, State of Florida
Commission# FF 939591
My comm. expires Dec. 25, 2019

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Manatee

The actual consideration or value, whichever is greater, is $180,000.00

Sworn to and subscribed before me this 2nd day of March, 2017.

Affiant

Notary Public

Address of New Owner:
Maven Advantage, Inc.
3525 Old Clarksville Pike
Joelton, TN 37080

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
022-00-0-068.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Guy E. Bates, Jr., an unmarried man** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Maven Advantage, Inc., a North Carolina Corporation** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the center of Clarksville Pike. the same being 12.1 poles North 75° West from M. Reding's northwest corner, thence South 11 1/2° West 198 feet to a stake; thence South 2° West 1,091 feet to a stake in the north line of the Dismukes' land, also the old south line of the Joel Griffin land of which this is a part, red oak pointers; thence North 87° West 330 feet to a stake in said Dismukes' line with small red oak and chestnut pointers; thence North 2° East 980 feet to a stake, corner to Lot No. 1 in M Reding's line; thence South 75° East 96 feet to a stake, southeast corner of Lot No. 2; thence with the center of Clarksville Pike, South 75° East 205 feet to the beginning, containing 8.14 acres, more or less.

Being the same property conveyed to Guy E. Bates, Jr. by Warranty deed from The Bates Family Limited Partnership of record in Instrument No. 20080417-0038987 Register's Office for Davidson County, Tennessee, dated April 17, 2008 and recorded on April 17, 2008.

This is improved property known as **3525 Old Clarksville Pike, Joelton, TN 37080.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor _X___ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 2nd day of March, 2017.

Guy E. Bates, Jr.

State of Florida

County of Manatee

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Guy E. Bates, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2017.

Notary Public

(SEAL)

MARIANNE MAHNKE
Notary Public, State of Florida
Commission# FF 939591
My comm. expires Dec. 25, 2019