STATE OF Tennessee
COUNTY OF Davidson

Davidson County	DEEDWARR
Recvd: 05/03/17 15:33	4 pgs
Fees:23.00 Taxes:555.00	
20170503-0043983	

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2017.

Notary Public
MY COMMISSION EXPIRES: 9/4/19
File No. G17-8145D

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jackson L. Brooks and Grace E. Hanks Brooks, Husband and Wife (NAME)	FirstBank (NAME)	026 01 0 120.00
206 Two Mile Pike (STREET ADDRESS)	318 Seaboard Lane Ste.205 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Franklin KY 37067 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Gary Bates, Married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jackson L. Brooks and Grace E. Hanks, 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. 7 on the Map known as the H.R. Drake and others subdivision at Goodlettsville on Two Mile Pike, described according to a copy of a survey made March 23, 1948, by J.R. Scott, Surveyor, as follows:

BEGINNING at a point in the easterly margin of Two Mile Pike 225 feet north of the intersection of a 50 feet wide street shown on said Plan, leading from Two Mile Pike to the L & N Railroad underpass, which point in the common corner of Lots Nos. 7 & 8; thence with the line between said two lots, easterly 265 feet; thence North 75 feet to the common corner of Lots 6 & 7; thence westerly with the line between said two lots; 274 feet to the easterly margin of said Two Mike Pike; thence with the margin of the same southerly 75 feet to the beginning,

BEING the same property conveyed to Gary Bates, a single man from Jeffrey H. Brown, by Warranty Deed dated May 23, 2003, as Instrument No. 20030527-0071256, in the Register's Office for Davidson County, Tennessee.

Gary Bates in now married. Joan Bates joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Gary Bates

April 28, 2017
Date

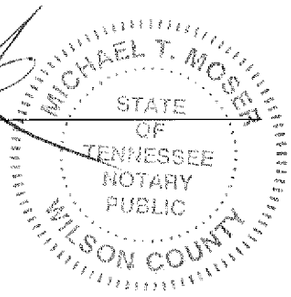
STATE OF Tennessee}
COUNTY OF Davidson}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Bates, Married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of April, 2017.

My Commission Expires: 3/27/18

Notary Public



The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 206 Two Mile Pike, Goodlettsville, TN 37072.

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/our hand(s) this 28th day of April, 2017.

Gary Bates — April 28, 2017 Date

Joan Bates — April 28, 2017 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Joan Bates, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of April, 2017.

My Commission Expires: 9/29/19

Notary Public

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of April, 2017.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TRUE COPY CERTIFICATION

I, Kimie Perry 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry 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: September 4, 2019
Notary Seal (if on paper)

