Davidson County DEEDWARR
Recvd: 05/05/17 14:47 3 pgs
Fees:18.00 Taxes:581.32
20170505-0044994

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $157,114.00

Affiant

Subscribed and sworn to before me, this 4th day of May, 2017.

Notary Public

My commission expires: 12/10/2019

DAWN THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Triple 4 Homes, LLC	**Triple 4 Homes, LLC**	**13409003300**
1807 Cynthiana Lane	**1807 Cynthiana Lane**	
Franklin, TN 37067	**Franklin, TN 37067**	

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 HEREBY ACKNOWLEDGE, WE,

L. Jean Bates, a married woman (formerly known as L. Jean Collins aka Loretta Jean Collins)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Triple 4 Homes, LLC, a Nevada Limited Liability Company

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 125, SECTION 3, RESUBDIVISION OF LOTS 125 & 126, GREENWOOD HILLS, as shown on plat of record in Plat Book 8250, Page 724, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James G. Collins and wife, L. Jean Collins, by Warranty Deed from Steven C. James and wife, Gayle L. S. Janes, dated July 15, 1988, of record in Book 7618, page 403, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to James G. Collins and wife, Jean Collins by Quit Claim deed dated April 29, 1997, recorded in Book 10446, Page 88, Register's Office for Davidson County, Tennessee. James G. Collins having since died on October 2, 2010, leaving L. Jean Collins as sole surviving spouse. L. Jean Collins a/k/a Loretta Jean Collins having since married Marvin D. Bates, Jr and now known as L. Jean Bates.

***Loretta Jean Bates is one and the same as L. Jean Bates**
****Marvin D. Bates, Jr. joins in this execution for the purpose of conveying all his rights and interest, marital or otherwise.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 5200, page 33, and Plat Book 8250, page 724, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record

Restrictions of record in Book 5086, page 766, Book 5259, page 933, Register's Office for Davidson County, Tennessee.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3520 Donna Kay Drive, Nashville, TN 37211.

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 in 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 4th day of May, 2017.

L. Jean Bates

L. Jean Bates

Marvin D. Bates Jr.

Marvin D. Bates Jr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, L. Jean Bates and Marvin D. Bates, Jr., the within named Grantor(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, at office, this 4th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY