WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/17 14:25 3 pgs
Fees:18.00 Taxes:888.00
20170822-0086209

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th of August, 2017,

Notary Public

MY COMMISSION EXPIRES: 7.17.24
(AFFIX SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael John A. King	New Owner	081 03 0B 001.00
(NAME)	(NAME)	
1235 6th Avenue North	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty Thousand And No/100 Dollars ($240,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael J. Bates, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael John A. King, an unmarried person**, hereinafter called the Grantee, his 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 Unit A, 1402 Walsh Street Townhomes, as established under Master Deed of record in Instrument 20070910-0108400, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Lyndon Bates by Warranty Deed from Hendel Investment 2, LLC dated April 10, 2013 and recorded April 19, 2013 as Instrument No. 20130419-0039282, in said Register's Office for Davidson County, Tennessee.

Being a the same property conveyed to Michael J. Bates, a married person, by Quitclaim Deed from Lyndon Bates, a married person, dated August 16, 2017, and recorded contemporaneously herewith as Instrument No. 20170822-0086208, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MAI-175556FC

unimproved ☐
This is improved ☒ property, known as 1402 Walsh Street, Nashville, TN 37208

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, has 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.

The subject real property has never been the marital residence of Grantor and his spouse.

Witness our hands this 16th day of August, 2017

Michael J. Bates,
by Lyndon R. Bates, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared **Lyndon R. Bates**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Michael J. Bates**, as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of **Michael J. Bates**, for the purposes therein contained.

Witness my hand and seal of office, at office, this 16th day of August, 2017.

My Commission Expires: _____

NOTARY PUBLIC

POWER OF ATTORNEY RECORDED CONTEMPORANEOUSLY HEREWITH AS INSTRUMENT NO. 20170822-0086207, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

File Number: MAI-175556FC

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019