WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2017

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Scott Property Management, LLC	Scott Property Management, LLC	Parcel ID:
718 Thurrock Circle	718 Thurrock Circle	09511008300
Brentwood, TN 37027	Brentwood, TN 37027	

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 acknowledged, we

Elizabeth R. Bates and husband, John Bates

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Scott Property Management, LLC

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:

A certain tract or parcel of land located in the 3rd Civil District of Davidson County, Tennessee, more particularly described as follows, to wit:

Being Lot No. 28 on the Map of Cloverdale, as of record in Book 2133, Page 9, Register's Office for said County and described as follows:

Beginning at a point in the southerly margin of Pittswood Drive at the corner of Lots 27 and 28; thence with the line of said lots southerly 151.4 feet to a point; thence easterly 116 feet to the west margin of Adair Road; thence with the margin of the same northerly 145.4 feet to the beginning of a curve; thence around said curve northwesterly 39.3 feet to the southerly margin of Pittswood Drive; thence with the margin of the same westerly 88 feet to the point of beginning.

Being the same property conveyed to Elizabeth R. Bates, married, by deed from Peyton Hibdon, Sr. and wife, Helen Hibdon, of record in Instrument 20050909-0108654, said Register's Office, dated September 6, 2005.

This conveyance is subject to Restrictive Covenants of record in Book 2094, Page 87, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2133, Page 9 and (3) TVA Easement of record in Book 1255, Page 287, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2215 Pittswood Drive, Nashville, TN 37214

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.

Bill Garrett Davidson County
Batch# 19742 DEEDWARR
10/31/2017 12:23:41 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20171031-0111529

Witness our hands this 30th day of October, 2017.

Elizabeth R. Bates

John Bates

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 Elizabeth R. Bates and John Bates, 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 at Nashville, Tennessee, this 30th day of October, 2017.

My Commission Expires: 5/5/20

Notary Public

