THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-24001

Bill Garrett Davidson County
Batch# 20934 DEEDWARR
11/01/2017 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20171101-0112164

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 540,000.00.

Janie Lowry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER,2017.

Cassie Lovorn
Notary Public

MY COMMISSION EXPIRES: 3/3/19

(AFFIX SEAL)

CASSIE LOVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Bates	New Owner	MAP 062-09-0-
3702 Brush Hill Road		PARCEL 014.00 AND 015.00
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Barton E. Ambrose, Sr. and wife, Kimberley R. Ambrose**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Bates and Stephanie Hudacek, 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:

Tract 1: (3702 Brush Hill Rd)

Land in the 15th, formerly the 11th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 24, 25, 26 and part of an unnumbered tract east of Lot No. 24 on the Map of Riverwood Subdivision, as of record in Plat Book 547, page 62, Register's Office for said County, partly described according to a survey made by Z. J. Wilkinson, Surveyor, September 21, 1955, as follows:

Beginning on the Easterly margin of Brush Hill Road at the Southwest corner of the property conveyed to Arthur E. Wilson and wife, by deed from Zack R. Cheek, *et al,* of record in Book 2646, page 474, said Register's Office, thence with said Wilson's Southern boundary line, North 61 degrees 05' East 417.4 feet; thence South 31 degrees West 293 feet to a point in the Northern boundary line of the property conveyed to Arthur C. Wells and wife by deed from Julia M. Kemp of record in Book 2484, page 523, said Register's Office; thence with said Wells' Northern boundary line, South 67 degrees 30' West 176.6 feet to the Easterly margin of Brush Hill Road; thence with the same North 24 degrees 15' West 125 feet to the beginning.

Tract 2: (3704 Brush Hill Rd)

Land in the 15th Civil District of Davidson County, Tennessee, being parts of Lots 24, 25 and 26 and also part of an undivided tract lying east of Lot 24, on the Map of Riverwood Subdivision, as of record in Plat Book 547, page 62, Register's Office for said County, and as described according to a survey by Z. J. Wilkinson, Surveyor, November 1, 1955, as follows:

Beginning at a point in the Easterly margin of Brush Hill Road, said point being 341.7 feet Northerly from the Southwest corner of Lot 26 on said plan; thence with the margin of said road, North 24 degrees 15' West 14.3 feet to an iron pin; thence continuing with said margin of said road North 7 degrees 30' West 65.4 feet to a point; thence continuing with said road North 60 degrees 45' East a distance of 64.3 feet to a point; thence leaving said road North 69 degrees 30' East a distance of 328 feet to an iron fence post; thence South 21 degrees 15' East a distance of 87.45 feet to an iron pin; thence South 61 degrees 05' West 417.4 feet to the point of beginning.

Being the same property conveyed to Barton E. Ambrose Sr., and wife, Kimberley R. Ambrose by Warranty Deed from Ron E. Limb, unmarried and Coordination Plus, LLC, a Limited Liability Company, of record in Instrument No. 20050603-0063519, Register's Office for Davidson County, Tennessee, dated June 01, 2005 and recorded on June 03, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3702 & 3704 Brush Hill Road, Nashville, TN 37216.**

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 our hands this the 31st day of October, 2017.

Barton E. Ambrose, Sr.

Kimberley R. Ambrose

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 **Barton E. Ambrose, Sr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of October, 2017.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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 **Kimberley R. Ambrose** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of October, 2017.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY