This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1704447

Bill Garrett Davidson County
Batch# 32195 DEEDWARR
12/01/2017 09:31:35 AM 2 pgs
Fees: $13.00 Taxes: $1,461.13

20171201-0122602

NEW OWNER:
David Michael Gates and
Rebecca June Gates
14306 Stainback Ave
Nashville, TN 37207

SEND TAX BILL TO:
Franklin Synergy Bank
722 Columbia Ave
Franklin, TN
37064

MAP & PARCEL:
71-11-0C-002.00CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Clark,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto David Michael Gates and Rebecca June Gates, husband and wife, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1430B on the Plan of Stainback Estates, a Horizontal Property Regime with Private Elements, located at Nashville, Davidson County, Tennessee and described in a Master Deed with Declaration of Covenants, Conditions and Restrictions for Stainback Estates, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161110-0119283, Register's Office, Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Stainback Estates, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20161110-0119283, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated here by referenced and made a part hereto of the same as though copied herein for a more complete identification of said Unit.

Being the same property conveyed to Robert Clark from Bobbye Ann Clark, a 50% undivided interest, by Quit Claim Deed, dated 10/2/2009, of record in Instrument No. 20111208-0095929, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert Clark from Pat Arnold Haley, a 50% undivided interest, by Warranty Deed, dated 10/12/2012, of record in Instrument No. 20121012-0093458, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.

3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever;

AND **Robert Clark,** does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Robert Clark,** further covenants and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1430B Stainback Avenue, Nashville, TN 37207**

Executed on this 14th day of November, 2017.

Robert Clark

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, Robert Clark 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 this 30th day of November, 2017.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 394,900.00

Affiant

Sworn to and subscribed to me, the undersigned, this 30th day of November, 2017.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19