Bill Garrett Davidson County
Batch# 32345 DEEDWARR
12/01/2017 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20171201-0122857

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
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	Same	081 03 0E 001.00
(NAME)	(NAME)	
1235 6th Ave. N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty Thousand And No/100 Dollars ($260,000.00), 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, and Lyndon 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 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 Unit A, 2205 18th Avenue North Townhomes, as established under Master Deed of record in Instrument 20070910-0108398, 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 the Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Michael J. Bates, an unmarried person, as to a one-half undivided interest, by Quitclaim Deed from Lyndon Bates, a married person, date November 30, 2017, and recorded contemporaneously herewith as Instrument No. ——201712010122856———, in the Register's Office for Davidson County, Tennessee.

File Number: MAI-178141SSO

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.

unimproved ☐
This is improved ☒ property, known as 2205-A 18th Ave. N, 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.

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

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

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

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 30th day of November, 2017.

My Commission Expires: 11/08/2021

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/08/2021

POWER OF ATTORNEY OF RECORD AS INSTRUMENT NO. _____-_____, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

File Number: MAI-178141SSO

LYNDON BATES

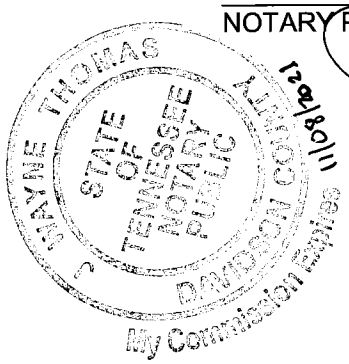
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LYNDON BATES, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 30th day of November, 2017

My commission expires: 11/08/2021

NOTARY PUBLIC



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.

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)



File Number: MAI-178141SSO