PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Thomas R. Bates and Catherine B. Bates		116 04 0 132.00
(NAME)	(NAME) New Owner	
617 Estes Rd.	(ADDRESS)	
(ADDRESS)		
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 49562 **DEEDWARR**
01/22/2018 10:36:24 AM 2 pgs
Fees: $13.00 Taxes: $1,600.25

20180122-0006292

For and in consideration of the sum of Four Hundred Thirty-Two Thousand Five Hundred And No/100 Dollars ($432,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rebecca A. Charlton fka Rebecca A. Pendleton, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Thomas R. Bates and Catherine B. Bates, 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:

Land in Davidson County, Tennessee, Being the Southerly 100 feet of Lot No. 9 on the Plan of Clearview of Record in Book 843, Page 8, Register's Office for said County, said Part of Lot No. 9 Fronts 100 feet on the Westerly Margin of Estes Road, Formerly Wilson Avenue, and Extends back 103.8 feet on the Southerly line and 96.44 feet, more or less, on the Northerly line to as dead line in the rear, measuring 100 feet, more or less, thereon.

Being the same property conveyed to Rebecca K. Alley, unmarried by Warranty Deed from James G. Naiser and wife, Susan W. Naiser dated June 15, 2005 and recorded June 23, 2005 as Instrument No. 20050623-0072199, in said Register's Office for Davidson County, Tennessee.

Further, the same property conveyed to Rebecca A. Pendleton, an unmarried woman by Quitclaim Deed from Rebecca A. Pendleton, an unmarried woman, formerly known as Rebecca K. Alley dated January 11, 2008 and recorded January 30, 2008 as Instrument No. 20080130-0009559, in said Register's Office for Davidson County, Tennessee.

This property is not now, nor has it ever been, the marital residence of the Grantor.

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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 617 Estes Rd., Nashville, TN 37215

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 17th day of January, 2018.

Rebecca A. Charlton

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Rebecca A. Charlton fka Rebecca A. Pendleton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of January, 2018.

Notary Public

My Commission Expires: 9-20-20

(SEAL)

JACOB L ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

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