Bill Garrett Davidson County
Batch# 75917 DEEDWARR
04/03/2018 12:39:15 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20180403-0031115

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSO

The actual consideration or value, whichever is greater is $515,000.00.

Affiant

Subscribed and sworn before me this the 30th day of March, 2018.

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My commission expires: 12/1/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel Eli Bates	New Owner	081-16-0 202.00
1003 Monroe Street		
Nashville, TN 37208		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROSSI TURNER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIEL ELI BATES, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Tract I - Lot #76, Map of McGavock, Wetmore and Other's Addition to Nashville
P/O Davidson County Property Map 81-16, Parcel 202

Being a tract or parcel of land located in Davidson County Tennessee, said tract being the easterly one-half of the property conveyed to Rossie Turner by deed as evidenced in Instr. #20090710_0064569, R.O.D.C., also being Lot 76 as shown on the Map of McGavock, Wetmore and Other's Addition to Nashville (called Town of McGavock) as of record in Plan Book 21, Page 23, R.O.D.C., and being more particularly described as follows:

Beginning at a point located in the southerly Right-of-Way line of Monroe Street, said point being the northwesterly corner of property conveyed to the City of Nashville by deed of record in Book 2992, Page 638, R.O.D.C., and being the northeasterly corner of the herein described tract,

Thence, with the westerly line of the aforementioned City of Nashville property and along the westerly side of an existing brick and stone wall S13deg30min00secE, 150.00 feet to an iron rod (new w/RLS 1638 cap),

Thence, leaving said line with the northerly Right-of-Way line of Metro Alleyway #538 S76deg00min00secW, 50.00 feet to an iron rod (new w/RLS 1638 cap),

Thence, leaving said alleyway and with the easterly line of Lot 77 as shown in Plan Book 21, Page 23, R.O.D.C., N13deg30min00secW, 150.00 feet to an iron rod (new w/RLS 1638 cap),

Thence, leaving said line with the southerly Right-of-Way line of Monroe Street N76deg00min00secE, 50.00 feet to a Mag nail (new) and the point of beginning.

Containing 7,499 square feet or 0.17 acres, more or less.

Tract II- Lot #77, Map of McGavock, Wetmore and Other's Addition to Nashville
P/O Davidson County Property Map 81-16, Parcel 202

Being a tract or parcel of land located in Davidson County Tennessee, said tract being the westerly one-half of the property conveyed to Rossie Turner by deed as evidenced in Instr. #20090710_0064569, R.O.D.C., also being Lot 77 as shown on the Map of McGavock, Wetmore and Other's Addition to Nashville (called Town of McGavock) as of record in Plan Book 21, Page 23, R.O.D.C., and being more particularly described as follows:

Beginning at a point located in the southerly Right-of-Way line of Monroe Street, said point being the northeasterly corner of property conveyed to Kent D. Maxson and wife Cindy M. Maxson by deed as evidenced in Instr. #20170118_0005299, R.O.D.C., and being the northwesterly corner of the herein described tract,

Thence, with the southerly Right-of-Line of Monroe Street N76deg00min00secE, 50.00 feet to an iron rod (new w/RLS 1638 cap),

Thence, leaving said Right-of-Way line with the westerly line of Lot 76 as shown in Plan Book 21, Page 23, R.O.D.C., S13deg30min00secE, 150.00 feet to an iron rod (new w/RLS 1638 cap).

Thence, leaving said line with the northerly Right-of-Way line of Metro Alleyway #538 S76deg00min00secW, 50.00 feet to an existing iron pin,

Thence, leaving said alleyway with the easterly line of the aforementioned Kent D. Maxson property N13deg30min00secW, 150.00 feet to an existing iron pin and the point of beginning.

Containing 7,499 square feet or 0.17 acres, more or less.

Being all of the same property conveyed to Rossi Turner by deed from Mayibuye Monanabela, of record in Instrument No. 20080710-0064569, dated 07/07/2009, Register's Office for said County.

Also being all of the same property conveyed to Mayibuye Monanabela by deed from Rossi Turner of record in Instrument No. 20090330-0028086, dated 03/26/2009, Register's Office for said County.

Also being all of the same property conveyed to Rossi Turner by deed from Ronnie Verge of record in Instrument No. 20090904-0106790, dated 08/30/2002, Register's Office for said County.

Also being all of the same property conveyed to Rossi Turner by deed from Jacqueline Verge of record in Instrument No. 20020904-0106789, dated 08/30/2002. Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 1003 Monroe Street, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 30th day of March, 2018.

Rossi Turner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rossi Turner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2018.

My commission expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY