Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of May, 2018.

Notary Public
My commission expires: 3/7/22

Bill Garrett Davidson County
Batch# 94650 DEEDWARR
05/21/2018 10:25:20 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50

20180521-0048291

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

07-1804-86812

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Spencer S. Combs Andrew Combs 1259 West Hickory Springs Court Brentwood TN 37027	Inlanta Mortgage Inc. W239N3910 Pewaukee Rd Suite 200 Pewaukee, WI 53072	159-00-0-138.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James M. Bates, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Spencer S. Combs and Alexandra G. Combs, husband and wife, and Andrew M. Combs and Dana L. Combs, husband and wife,** hereinafter called the Grantees, their successors 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 Lot No. 15, on the Plan of Hickory Boulevard Estates, Section 2, of record in Book 4175, Page 110, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Bates and wife, Ruby Powell Bates, by Warranty Deed from Haury & Smith Contractors, Inc., dated November 24, 1970, recorded December 1, 1970, of record in Book 4463, Page 784, Register's Office for Davidson County, Tennessee. Rubye Powell Bates died April 11, 2014, leaving James M. Bates as the sole surviving tenant by the entirety.

This instrument is executed pursuant to Power of Attorney of record in Instrument No. 20180521-0048290, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **1259 West Hickory Springs Court, Brentwood, TN 37027.**

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 4th day of May, 2018.

James M. Bates by Terry Bates Butler, his Attorney in Fact

James M. Bates, by Terry Bates Butler, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Terry Bates Butler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney in Fact for James M. Bates and that she is authorized by James M. Bates to execute this instrument on his beahlf.

Witness my hand in Franklin, TN, this 4th day of May, 2018.

Carol M Holmes
Notary Public

My Commission expires: 3/31/20

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford