THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Tyler Bates
286 Cobblestone Place Drive
Goodlettsville, TN 37072
SEND TAX BILLS TO: Same

Bill Garrett Davidson County
Batch# 109346 **DEEDWARR**
06/27/2018 08:25:49 AM 2 pgs
Fees: $13.00 Taxes: $556.21

20180627-0061697

WARRANTY DEED

(Map 034-01-0F, Parcel 071.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **LANNY BATES**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **TYLER BATES, an unmarried man**, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being all of Unit No. 71, Cobblestone II Townhomes, established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et se. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor or other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

BEING the same property conveyed to Lanny Bates, by Warranty Deed from Mid-TN Capital, LLC, dated January 25, 2017, of record in Instrument No. 20170130-0009752, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown as follows: Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 2271, page 71, Book 3870, page 687, Instrument No, 20081229·0123139, Instrument No. 20160401·0031279, and Instrument No. 20161010-0106675, and for any allied instrument(s) referred to in said restrictions; to Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2330, page 10, Book 421, page 44 and Instrument No. 20100311-0018694; to Easement to USA as recorded in Book 2443, page 558; to Easements to the City of Goodlettsville as recorded in Book 4362, page 966 and Book 4468, page 452; to Easements to AT&T as recorded in Book 7030, page 404 and Instrument No. 20020215-0019975; to Deed to the State of Tennessee as recorded in Book 8590, page 304; to Agreement with the City of Goodlettsville as recorded in Instrument No. 20080612-0060827; to Agreement with Rivergate Meadows Apartment Association as recorded in Instrument No. 20081222- 0121716; to Easement to Comcast of Nashville, LLC as recorded in Instrument No. 20090114-0003605; to Easements for sanitary sewers/storm drainage as recorded in Book 4468, page 454 and Book: 4468, page 456; to Ingress/Egress Easement as recorded in Instrument No. 20060628-0077506; to Subject to provisions as recorded in Instrument No. 20040819-0100484; to Inspection and Maintenance Agreement of Private Stormwater Management facilities as recorded in Instrument No. 20150825-0085830; to The premises herein is established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101. et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Declaration of Protective Covenants, Conditions, and Restrictions, for Cobblestone II Townhomes, a Townhouse Planned Unit Development and recorded in Instrument No. 20160401-0031281, and as corrected in Instrument No. 20170501-0042305, First Amendment in Instrument No. 20160929·0102734, Second Amendment in Instrument No. 20180424-0038505; to Charter of Homeowner's Association of record in Instrument No. 20160401-0031280, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 286 Cobblestone Place Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 22nd day of June, 2018.

Lanny Bates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lanny 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 instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of June, 2018.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,328.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of June, 2018.

Notary Public

My commission expires May 15th 2021

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20180417