Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-2032

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 152310 DEEDWARR
10/18/2018 09:05:27 AM 2 pgs
Fees: $13.00 Taxes: $519.85

20181018-0103290

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of October, 2018

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steven D. Vadner 207 Slayton Drive Nashville, TN 37115	New Owner	033-16-0-094.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kenneth A. Bates, unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven D. Vadner and Victoria N. Vadner, 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 Lot No. 87-A on the Plan of Zone Lot Division, Lots 72, 73, 87 & 88, Section I, Primerose Meadows of record in Plat Book 5800, Page 311, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth A. Bates, unmarried man by Warranty deed from Sabrina S. Lumpress-Iriogbe and Kennedy Iriogbe of record in Instrument No. 20170210-0014323 Register's Office for Davidson County, Tennessee, dated February 07, 2017 and recorded on February 10, 2017. (Value of consideration shown in aforementioned deed $115,000.00.) Being also known as 207 Slayton Drive Nashville, Tennessee 37115.

Kenneth A. Bates hereby affirms that the above described property was never the primary residence of his spouse, Ivy Steele.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 207 Slayton Drive, Nashville, TN 37115

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 so covenant with the said GRANTEES that we 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; 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15 day of October, 2018.

Kenneth A. Bates

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth A. Bates** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 15 day of October, 2018.

Notary Public
My Commission Expires: 1-15-20

(Notary Seal)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY