Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2459

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of December, 2018

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Karen Y Johnson Davidson County
Batch# 173625 DEEDWARR
12/13/2018 10:59:55 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20181213-0121349

Address of New Owner	Send Tax Bills To:	Map & Parcel
Paty Construction, LLC 2023 Hutton Drive Nashville, TN 37210	New Owner	106-13-0-104.00

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/WE,

Jessica Bates, and David L. Bates, Jr., and Tabitha Bates, and Denise Bates, and Samantha Bates Barnhill, Heirs at Law of David L. Bates Sr., Deceased

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

Paty Construction, LLC, a Limited Liability Company

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. 38 on the Map of Woodycrest, Section I, as of record in Book 1835, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to David Bates by Quitclaim Deed dated October 1, 1993 from Pattygale Gardner, unmarried, recorded October 8, 1993, in Book 9110, Page 404; and by Quitclaim Deed from W.K. Gardner, dated 07/25/2002 and recorded 08/15/2002 in Instrument No. 20020815-0098787, in the Official Records of Davidson County, Tennessee. The said David L. Bates, Sr. having since died intestate, on November 22, 2013, thereby vesting property in, his heirs at law, Pursuant to the Heirship Affidavits of record in Instrument No. 20170110-0002971, recorded 01/10/2017; and in Instrument No. 20181213-0121348, being recorded simultaneously herewith, in the Register's Office for Davidson County, Tennessee, Samantha Barnhill, a/k/a Samantha Bates Barnhill, David Bates, Jr., a/k/a David L. Bates, Jr., Tabitha Adams, a/k/a Tabitha Bates, being the Heirs-at-law of the said David L. Bates, Sr., deceased.

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: 2023 Hutton Drive, Nashville, TN 37210

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 6th day of December, 2018.

Samantha Bates Barnhill

David L. Bates, Jr.

Tabitha Bates

Jessica Bates

Denise Bates

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jessica Bates, David L. Bates, Jr., Tabitha Bates, Denise Bates, and Samantha Bates Barnhill** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 6th day of December, 2018

Notary Public
My Commission Expires: 1-12-20

(Notary Seal)

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY