PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 193271 DEEDWARR
02/08/2019 09:31:20 AM 3 pgs
Fees: $18.00 Taxes: $1,065.60

20190208-0012125

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 813858 416540-001429 Kay Long	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 288,000.00 Affiant Subscribed and sworn to before me, this the 7th day of February, 2019. Notary Public My commission expires: 1-6-20 (Affix Seal)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Thomas R. Gates & Tracey W. Gates 1522 McKennie Avenue Nashville, TN 37206	NAME: OWNER
STREET ADDRESS:	STREET ADDRESS: SAME
MAP & PARCEL NO.: 083-02-0-347.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alex Grossi and Joanna Grossi, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

THOMAS R. GATES and wife, TRACEY W. GATES,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 1522 McKennie Avenue, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 23rd day of January, 2019.

X _____
Alex Grossi

X _____
Joanna Grossi

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Alex Grossi, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 23rd day of January, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

TRACY L. UMEDA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tracy L. Umeda
Notary Public
My commission expires July 8, 2019

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Joanna Grossi, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 23rd day of January, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

TRACY L. UMEDA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tracy L. Umeda
Notary Public
My commission expires July 8, 2019

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Adler Subdivision (part of Lot 19 on the plan of Brownsville, of record in Plat Book 21, Page 9, said Register's office and "reserved" Lot on the Plan of Clark Heights, Section I of record in Plat Book 2854, Page 37, said Register's office) of record in Plat at Instrument No. 20051128-0142575, 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 Alex Grossi, an unmarried man by Warranty deed from William R. Emery and wife, Jean R. Emery of record in Instrument No. 20160428-0041636 Register's Office for Davidson County, Tennessee, dated April 26, 2016 and recorded on April 28, 2016.

(Value of consideration shown in aforementioned deed $242,000.00.)

Being also known as 1522 McKennie Avenue Nashville, Tennessee 37206.