WARRANTY DEED

Karen Johnson Davidson County
Batch# 197360 DEEDWARR
02/21/2019 09:09:21 AM 2 pgs
Fees: $13.00 Taxes: $876.90

20190221-0015642

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: 07-05-2021
(AFFIX SEAL)

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-55

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mara Hines and Kyle Yandow	New owner	059-10-0-057
(NAME)	(NAME)	
740 Rowan Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joe W. Bates and Janie T. Bates, husband and wife** (the "**Grantor(s)**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Kyle Yandow and Mara Hines, Husband and Wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Lot 301, SECTION 2, HAYNES MANOR, as shown on plat of record in Plat Book 9700, Page 88, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.SAID Lot No. 301 fronts 75 feet along the northerly margin of Rowan Drive and runs back 122.7 feet on its westerly line and 103.2 feet on its easterly line to a witness line on which it measures 91.7 feet and extends on back 40 feet on its westerly line and 36.5 feet on its easterly line to a line at the rear measuring 97.5 feet thereon.

Being the same property conveyed to Joe W. Bates and wife, Janie T. Bates by Warranty Deed from Cumberland Builder, Inc. of record in Book 4267, Page 835, in the Register's Office of Davidson County, Tennessee, dated September 11, 1968 and recorded September 12, 1968.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "**Permitted Exceptions**"):

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: YVEES-19-140

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, HAYNES MANOR, as recorded in Plat Book 9700, Page(s) 88, in the Register's Office of Davidson County, Tennessee.

4. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4062, Page 443 as amended in Book 4081, Page 854, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 740 Rowan Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor(s) covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor(s) further covenant with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor(s) further covenant and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor(s) have executed this Warranty Deed the 15th day of February, 2019.

GRANTOR(s):

Joe W. Bates

Joe W. Bates

Janie T. Bates

Janie T. Bates

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Joe W. Bates and Janie T. Bates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 15 day of February, 2019.

Notary Public

My Commission Expires: 3/8/22

MATTHEW GARDNER NOGGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022