WARRANTY DEED

Karen Johnson Davidson County
Batch# 205921 **DEEDWARR**
03/14/2019 10:27:59 AM 2 pgs
Fees: $13.00 Taxes: $841.75

20190314-0023403

O-KR-19-230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Allen Bates	**New Owner**	
(NAME)	(NAME)	
230 Swift Drive		**018-08-0-033.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNA ALEXANDER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLEN BATES, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Connell Estates, Section 2 of record in Plat Book 2900, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2: Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the E. margin of Swift Dr. at the common corners of lots 49 and 48 of the plan of Connell Estates, Section 2, a plot which is of record in Book 2900, page 130, Register's Office of Davidson County, Tennessee; thence running N. 79 degrees, 48 feet E., 131.9 feet to a point; thence N. 89 degrees, 18 feet E., 172.65 feet to the common corner in the rear of lots 49 and 48; thence S. 85 degrees, 11 feet W., 303.5 feet to the point of beginning.

Being the same property conveyed to Lawrence T. Dickens and wife, Mary Stenberg Dickens by Warranty deed from Goodlettsville Development Company, Inc., a Tennessee corporation of record in Book 4377, page 103, Register's Office for Davidson County, Tennessee, dated October 11, 1969 and recorded on November 4, 1969. (Tract 1); and Being the same property conveyed to Lawrence T. Dickens and wife, Mary Stenberg Dickens by Warranty deed from William K. Jones and wife, Bonnie Jones of record in Book 4620, page 323, Register's Office for Davidson County, Tennessee, dated July 13, 1972 and recorded on July 20, 1972. (Tract 2)

The said Lawrence T. Dickens having since died on January 26, 2014, Leaving a Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 14P-621. The said Mary Stenberg Dickens having since died on November 3, 2018, leaving a Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 18P-2009. Last Will and Testament of record in Instrument No. 20181226-0124911, Register's Office for Davidson County, Tennessee and Order of record in Instrument No. 20181226-0124910, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 130, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 3180, Page 73, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **230 Swift Drive, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 8th DAY OF MARCH, 2019.

Anna Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212