Name and Address of New Owner:
Margaret Lynne Moses and John W. Harling

Send Tax Bills To: New Owner
216 Tweedy Rd
Ashland City TN 37015

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Karen Johnson Davidson County
Batch# 229456 DEEDWARR
05/14/2019 09:38:11 AM 3 pgs
Fees: $18.00 Taxes: $372.96

20190514-0045109

Map & Parcel No: 01400007000 and 01400006900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Guy E. Bates Jr, married,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Margaret Lynne Moses and John W. Harling,** both unmerried "the Grantees," the following described real estate in Davidson County, Tennessee:

Tract I:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, and described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964 and revised May 31, 1965 as follows:

BEGINNING at a point 1110.0 feet on the westerly margin of Douglas Road from the northwest corner of Clarksville Highway and Douglas Road; thence north 80 degrees 53 minutes west a distance of 720.0 feet to a point; thence north 2 degrees 00 minutes west 140.0 feet to a point; thence south 81 degrees 30 minutes east 802.0 feet to a point in the westerly margin of Douglas Road; thence along the westerly margin of Douglas Road in a southerly direction a distance of 152.0 feet to the point of beginning and containing 2.5 acres, more or less.

Tract II:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, and described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964 and revised May 31, 1965 as follows:

Beginning at a point 1262.0 feet on the westerly margin of Douglas Road from the northwest comer of Clarksville Highway and Douglas Road; thence north 81 degrees 30 minutes west a distance of 802.0 feet to a point; thence north 2 degrees 00 minutes west 140.0 feet to a point; thence south 82 degrees 10 minutes east 870.0 feet to a point in the westerly margin of Douglas Road in a southerly direction a distance of 152.0 feet, to the point of beginning and containing 2.7

acres, more or less.

Being the same property conveyed to Guy E. Bates, Jr., a married man, by Warranty Deed dated August 26, 2008 from Barbara Luttrell, Executrix of the Estate of Pauline Tomlin Felts, deceased, which Warranty Deed is of record as Instrument No. 20080826-0087687, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES, INCLUDING THE FOLLOWING:

1) Residences constructed on said property must have at least 1000 square feet of liveable floor area on the main floor with a modern indoor bath and if constructed with an attached garage the entrance shall be at the end or rear of said residence. All exterior walls shall be at least 50% brick or stone.
2) A minimum building setback line is hereby established as 200 feet from Douglas Road.
3) All detached buildings constructed on said property shall be painted except in case where outside walls are brick or stone.
4) All barns shall be at least 400 feet from Douglas Road and at least 50 feet from side lines of said property.
5) Any and all buildings shall be completed within 9 months from the time construction is started.
6) Said property will not be permitted to be used to store old or wrecked cars, trucks, road machinery, crates, barrels, boxes, scrap metal or unsightly junk of any kind in excessive quantities on said property unless same is contained within a building.
7) The raising or keeping of swine on any portion of the above described property is prohibited. No more than 50 fowls shall be kept on said property.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of May, 2019.

Guy E. Bates, Jr (SEAL)

STATE OF Florida
COUNTY OF Manatee

On this 9th day of May, 2019, before me personally appeared Guy E. Bates, Jr, to me known (or satisfactorily proven) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 9th day of May, 2019.

Notary Signature
My commission expires: Dec. 25. 2019

NOTARY PUBLIC
MARIANNE MAHNKE
Notary Public, State of Florida
Commission# FF 939591
My comm. expires Dec. 25, 2019

AFFIDAVIT OF VALUE

STATE OF)
)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of May, 2019.

Notary Public
My commission expires: 1-24-22
File No. 2019-238

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY