WARRANTY DEED

Karen Johnson Davidson County
Batch# 232893 DEEDWARR
05/21/2019 01:11:38 PM 2 pgs
Fees: $13.00 Taxes: $1,068.93

20190521-0047951

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$288,900.00.**

Affiant

Subscribed and sworn to before me this 17th day of May, 2019

Notary Public
My Commission expires: 1/3/22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David M. Gates	Franklin Synergy Bank	043-05-0-147.00
212 Roosevelt Avenue	722 Columbia Avenue	
Madison, TN 37115	Franklin TN 37064	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John M. Williams and Gail Hunter, both unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David M. Gates, a single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 16 and the East 35 feet of Lot No. 15, of Block "B", on the Map of Kennaston Estates, of record in Book 843, page 83, in the Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 85 feet on the south side of Roosevelt Street and run back between parallel lines 139 feet to a dead line.

Being the same property conveyed to John M. Williams and Gail Hunter, from Prentice Allen Clark Jr., by deed on June 23, 2017, of record in Instrument Number 20170628-0064895, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 843, page 83, Register's Office Davidson County, Tennessee.

This is improved property known as: **212 Roosevelt Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RES-19-212

WITNESS our hands this May 17, 2019.

John M. Williams

Gail Hunter by John M Williams as her attorney in fact

Gail Hunter
By John M. Williams, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John M. Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 17, 2019

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared John M. Williams, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Gail Hunter, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Gail Hunter, the bargainor(s), by the said John M. Willimams, as Attorney-in-Fact.

WITNESS my hand and seal, this 17th day of May, 2019.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY