FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **268,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **05/29/2019** Notary Public MY COMMISSION EXPIRES: 10/7/19 (AFFIX SEAL)

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2245

Karen Johnson Davidson County
Batch# 236763 DEEDWARR
05/30/2019 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $991.60
20190530-0051535

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keri Bates and John Bates	New Owners	**036-00-0-024**
(NAME) **5633 Higdon Road**	(NAME)	
(ADDRESS) **Joelton, TN, 37080**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RVJ Enterprises, Inc,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keri Bates and John Bates wife and husband,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying on the East side of Higdon Road and being all of the property described in Book 5925, Page 591, Register's office, Davidson County Tennessee and further described according to a mortgage loan inspection made by Campbell, McRae and Associates Surveying, Inc. License number 1838, dated May 17, 2000 as follows:

Beginning at a point in the centerline of Higdon Road; said point being the Southwest corner of the Jonathan D. West property of record in Book 9981, Page 131, Register's Office, Davidson County, Tennessee and the Northwest corner of the herein described tract; thence leaving said road, South 67 degrees, 08 minutes East, 699.91 feet to a point; thence South 71 degrees, 41 minutes East, 178 feet to a point thence North 09 degrees 42 minutes West, 430.00 feet to a point; thence North 78 degrees, 00 minutes East, 200.00 feet to a point; thence South 09 degrees, 57 minutes East, 471.00 feet to a point; thence South 74 degrees, 00 minutes West, 124.00 feet to a point; thence South 45 degrees, 00 minutes West, 97.00 feet to a point; thence South 09 degrees, 42 minutes East, 26.00 feet to a point; thence South 13 degrees, 00 minutes East, 142.00 feet (Calc.) to a point; thence North 86 degrees, 50 minutes West, 270.00 feet to a point in the Southeast corner of the Ralph Meadows property of record in Book 5925, Page 691. Register's Office, Davidson
County, Tennessee; thence North 09 degrees, 00 minutes East 242.00 feet to a point; thence North 66 degrees, 56 minutes West, 692.27 feet to a point in the centerline of Higdon Road, thence along said centerline of said road, North 00 degrees, 15 minutes West, 50.00 feet to the point of beginning, together with the right of ingress and egress of a Joint Driveway called

Cotton Patch Road of record in Book 7709, Page 613, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to RVJ Enterprises, Inc by Deed dated May 18, 2018 from Music City Holdings, LLC, in Instrument Number 20180529-0051114, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **5633 Higdon Road, Joelton, TN 37080**
(House Number) (Street) (City. State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **May,2019**.

RVJ Enterprises, Inc

By Roopesh Bhaisare, President

STATE OF
COUNTY OF

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Roopesh Bhaisare, whom I am personally acquainted and who upon his oath acknowledged himself to be the President of RVJ Enterprises, Inc. and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of RVJ Enterprises, Inc.

WITNESS my hand and official seal this 29th day of May, 2019.

NOTARY

MY COMMISSION EXPIRES: 4-22-2023

ANAIYAH EDWARDS NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES 04-22-2023

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: