WARRANTY DEED

Karen Johnson Davidson County
Batch# 266380 DEEDWARR
08/05/2019 07:43:32 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20190805-0076913

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$545,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF July, 2019, 2019

Notary Public

MY COMMISSION EXPIRES: January 6, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Andrew B. Bates	new owner	105-14-0P-002.00 CO
(Name)	(Name)	
2206B White Ave	453 E Putnam Ave #4C	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Cos Cob, CT 06807	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DY CONSTRUCTION INC., A TENNESSEE COPORATION** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW B. BATES, A MARRIED MAN** 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:

Land in Davidson County, Tennessee, being 2206B, as shown as Exhibit "B" on the plan entitled Declaration of Covenants, Conditions and Restrictions for 2206 White Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160913-0095956, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion the same property conveyed to DY CONSTRUCTION INC., A TENNESSEE CORPORATION, by deed from PATRICIA E. WALLER, UNMARRIED, of record in Instrument No. 20160913-0095955, dated September 12, 2016, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Instrument 20160913-0095956, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-BA19-2206B

Executed by my hand this 30th Day of July 2019.

DY Construction Inc, A Tennessee Corporation

BY: _____
DeRon Jenkins,
Title: President

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that DeRon Jenkins as President of DY Construction personally appeared before me this day and acknowledged the due execution of the foregoing instrument as such President.

Witness my hand and official seal, this the 30th of July, 2019.

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

_____
Notary Public

My Commission Expires: January 6, 2020

Please return to
Logos Realty Closing Services Inc.
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Nashville, TN 37211