**Prepared By ~~& Return To~~:**
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0626

STATE OF TENNESSEE
COUNTY OF Sumner DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of October, 2019

Notary Public

Commission Expires: 2/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 304629 DEEDWARR
10/22/2019 03:53:16 PM 4 pgs
Fees: $23.00 Taxes: $807.34

20191022-0108425

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Caroline Bravo<br>3137 Boulder Park Drive<br>Nashville, TN 37214 | new owner | 096-15-0-038-00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
**Tara Bates Davis as Executrix of The Estate of Mary Sue Bates and Sabin Gregory Bates and Patrice Bates Cook and Tara Bates Davis and Andrea Holmes and Emily Ralston as devisees of Mary Sue Bates**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
**Caroline Anne Bravo, an unmarried woman**
HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 5 on the Plan of Plan of Hickory Bend, Section 3 of record in Plat Book 3600, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Howard Bates and wife, Mary Sue Bates by Warranty deed from Michael D. Livingstone of record in Instrument No. 20080721-0074638 Register's Office for Davidson County, Tennessee, dated July 11, 2008 and recorded on July 21, 2008. (Value of consideration shown in aforementioned deed $116,000.00.) The said Howard Bates predeceased Mary Sue Bates on October 19, 2011. Mary Sue Bates died on July 10, 2018 and her will was entered into probate in case no. 18P-1239 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Tara Bates Davis appointed as Executrix, devisees per the Last Will and Testament of Mary Sue Bates are Sabin Gregory Bates, Patrice Bates Cook, Rebecca Bates Scioneaux and Tara Bates Davis. Rebecca Bates Scioneaux having since died intestate December 14, 2013, leaving Andrea Scioneaux Sawyer, now known as Andrea Holmes and Emily Ralson as the heirs at law, Affidavit of Heirship of record in Instrument No. 20191022-0108420 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-TV-19-3137

This is improved property known as: 3137 Boulder Park Drive, Nashville, TN 37214

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of October, 2019.

The Estate of Mary Sue Bates

By: Tara Bates Davis
Tara Bates Davis, Exeutrix

By: Tara Bates Davis
Tara Bates Davis

By: Sabin Gregory Bates by Tara Bates Davis, his/her attorney-in-fact
Sabin Gregory Bates, by Tara Bates Davis, his/her Attorney-In-Fact

By: Patrice Cook by Tara Bates Davis, his/her Attorney-in-fact
Patrice Cook, by Tara Bates Davis, his/her Attorney-In-Fact

By: Emily Ralston by Tara Bates Davis, his/her Attorney-in-fact
Emily Ralston, by Tara Bates Davis, his/her Attorney-In-Fact

By: Andrea Holmes by Tara Bates Davis, his/her Attorney-in-fact
Andrea Holmes, by Tara Bates Davis, his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea Bates Davis as Executrix of The Estate of Mary Sue Bates** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 17th day of October, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea Bates Davis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 17th day of October, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

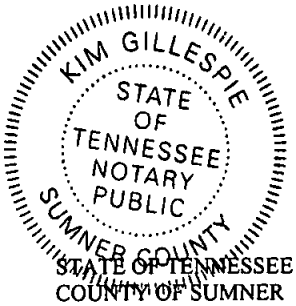
KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea Bates Davis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Sabin Gregory Bates** and that she is authorized by **Sabin Gregory Bates** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 17th day of October, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20




STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea Bates Davis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Patrice Bates Cook** and that she is authorized by **Patrice Bates Cook** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 17th day of October, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20




STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea Bates Davis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Andrea Holmes** and that she is authorized by **Andrea Holmes** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 17th day of October, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20



STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea Bates Davis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Emily Ralston** and that she is authorized by **Emily Ralston** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 17th day of October, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

