Karen Johnson Davidson County
Batch# 309292 DEEDWARR
10/31/2019 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20191031-0112129

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

MST 2019-1661

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$379,900.00**

Kaylan Gilbreth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Oct. 2019

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrell Gates	New Owner	156-01-0C-022.00-CO
(NAME)	(NAME)	
4709 East Colony Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Stacie L. Thomas, a single person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terrell Gates and Susan Elizabeth Reeves, husband and wife,** 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. 22 on the Plan of East Colony at Riverbend of record in Plat Book 7900, Page 733, 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 Stacie L. Thomas, a single person by Warranty deed from Keith Bynum and wife, Amy Bynum of record in Instrument No. 20121030-0099472 Register's Office for Davidson County, Tennessee, dated October 25, 2012 and recorded on October 30, 2012.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 733, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Boundary and Right of Way Dedication Plat of record in Plat Book 7900, Page 4, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7199, Page 119, as amended in Book 7781, Page 645, Book 9792, Page 20, Book 9792, Page 24, Book 5354, Page 765, Book 5403, Page 5, Book 6851, Page 370, and Book 6982, Page 747, Register's Office for Davidson County, Tennessee. Charter for HOA of record in Book 8748, Page 816, and Book 6851, Page 363, in the Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee. Charter of Incorporation of the South Colony at Riverbend Homeowner's Association of record in Book 8748, Page 817, in the Register's Office for Davidson County, Tennessee. Easement granted to the Electric Power Board of record in Book 3959, Page 595, and Book 1163, Page 342, in the Register's Office for Davidson County, Tennessee. Deed for Open Space to HOA of record in Book 7907, Page 116, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 4709 East Colony Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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.

Witness my/our hand(s) this 30 DAY OF Oct, 2019.

Stacie L. Thomas

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacie L. Thomas with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of October, 2019.

Notary Public

My Commission Expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

True Copy Certification

I, Marjorie Kaup Haines, 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 according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)