BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 326565 **DEEDWARR**
12/09/2019 08:46:32 AM 2 pgs
Fees: $13.00 Taxes: $973.10

20191209-0126498

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF DECEMBER, 2019

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-05-2020

THIS INSTRUMENT PREPARED BY/RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1417LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Rebecca Moore		
3415 West End Ave Unit 304	SAME	104 06 0A 016.00
Nashville, TN 37203		

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, WE,

SHELLEY S. BATES AND GREGORY C. BATES, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

REBECCA MOORE, UNMARRIED

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 Unit No. 304 of Continental Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Continental Condominiums of record in Book 5862, Page 589, as amended in Instrument Number 20051024-0128399 and Bylaws of record in Book 5862, Page 626, as amended in Book 6135, Page 788, and Book 6435, Page 549, and being shown on plats of record in Book 5200, Page 399, Book 6135, Page 788, Book 6435, Page 549, and Book 6900, Page 43, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Shelley S. Bates and Gregory C. Bates, wife and husband, by Warranty Deed from Jonathan C. Skidmore and wife, Wilma R. Skidmore, of record in Instrument No. 20160524-0051719, in the Register's Office of Davidson County, Tennessee, dated May 20, 2016, and recorded on May 24, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY CO'S WEST END HEIGHTS SUBDIVISION, as recorded in Plat Book 332, Page(s) 124.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONTINENTAL CONDOMINIUM, as recorded in Plat Book 5200 , Page(s) 399-401, amended in Book 6135, Page 788, Book 6435, Page 549, modified in Plat Book 6900, Page 43.

5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CONTINENTAL CONDOMINIUM of record in Book 5862, Page 589, as amendment record in Book 6135, Page 788 and Book 6435, Page 549, certificates and resolutions recorded in Book 7461, Page 217, Instrument No(s). 20051024-0128399 and 20160108-0001989.; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This is improved property known as 3415 West End Ave Unit 304, Nashville, TN 37203

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 6th day of December, 2019.

Shelley S. Bates

Gregory C. Bates

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, SHELLEY S. BATES AND GREGORY C. BATES, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 6th day of December, 2019.

Notary Public

JIM R VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: _____