THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Christopher Scott Storey & Ginger G. Storey
286 Cobblestone Place Drive
Goodlettsville, TN 37072
SEND TAX BILLS TO:
Fairway Independent Mortgage Corporation
4201 Marsh Lane
Carrollton, TX 75007

Karen Johnson Davidson County
Batch# 415227 **DEEDWARR**
06/16/2020 08:21:38 AM 2 pgs
Fees: $13.00 Taxes: $725.20
20200616-0061565

WARRANTY DEED

(Map 034-01-0F; Parcel 071.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **TYLER BATES AND CRYSTAL MARIE KADE BATES, husband and wife**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **CHRISTOPHER SCOTT STOREY AND GINGER G. STOREY, husband and wife**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being all of Unit No. 71, Cobblestone II Townhomes, established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et se. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor or 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 the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

BEING the same property conveyed to Tyler Bates, an unmarried man, by Warranty Deed dated June 22, 2018, from Lanny Bates, recorded June 27, 2018 in Instrument No. 20180627-0061697, in the Register's Office of Davidson County, Tennessee.

HAVING since married, CRYSTAL MARIE KADE BATES enters into this conveyance by virtue of her marriage to TYLER BATES.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 286 Cobblestone Place Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDs and signatures on this the 5th day of June, 2020.

TYLER BATES

CRYSTAL MARIE KADE BATES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 5th day of June, 2020.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J. KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $196,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of June, 2020.

Notary Public

My commission Expires: May 15th, 2021

File No. GTS1-2020-473

J. KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.