Karen Johnson Davidson County
Batch# 434697 DEEDWARR
07/10/2020 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20200710-0075297

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: RFC201640

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2020. NOTARY PUBLIC My commission expires: 11/14/22

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/14/2022
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Bates Jr. *et ux* 8454 George Gaines Road Nashville, TN 37221	Same address as new owner	142-09-0-006.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand and 00/100 Dollars ($100,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **SHIRLEY S. BATES, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN W. BATES JR. AND WIFE, CLAUDIA L. BATES**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Harpeth Estates, Section 2, as of record in Book 4175, page 23, Register's Office for said County, to which reference is hereby made for a more accurate description.

Being the same property conveyed to John W. Bates and wife, Shirley S. Bates, from Smithson Construction Company, a partnership composed of Carl W. Smithson and William H. Smithson, by Warranty Deed dated October 24, 1969, and recorded November 5, 1969 in Book 4377, page 435, Register's Office for Davidson County, Tennessee. The said John W. Bates having since died leaving Shirley S. Bates of owner of fee simple title as surviving tenant by the entirety.

The address of the herein described property is believed to be 7454 George Gaines Road, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Book 4175, page 23; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 15th day of June, 2020.

Shirley S. Bates

SHIRLEY S. BATES

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Shirley S. Bates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

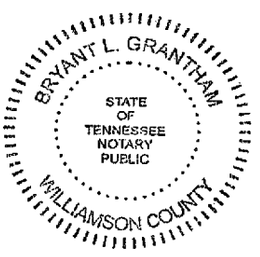
WITNESS my hand and seal, this the 15th day of June, 2020.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-20-2021



Certificate of Authenticity

I, Kathleen Robson Gordon, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022