This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $715,000.00.

M. Spitznagel
Affiant

Subscribed and sworn before me this the 14th day of August, 2020.

Jandersen
Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 458430 **DEEDWARR**
08/17/2020 01:06:03 PM 2 pgs
Fees: $13.00 Taxes: $2,645.50
20200817-0092097

WARRANTY DEED

Address of New Owner:
Evanne Scates
6321 Pettus Road
Antioch, TN 37013

Send Tax Bill to:
NEW OWNER

Tax Information:
181-00-0 218.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CASEY ATWOOD AND WIFE, LAURA ATWOOD,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **EVANNE SCATES AND PHILIP SCATES, wife and husband,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1993, and known as Job No. 930091 more particularly described as follows:

BEGINNING at an iron pin in the center of a 50 feet joint use ingress-egress and utility easement, said point of beginning being the Southeast corner of the herein described tract and also being 1485.83 feet northerly as measured along the centerline of the said 50 foot joint use ingress-egress and utility easement from the northerly margin of Pettus Road; thence leaving the center of said easement with the northerly line of Tract No. 18 of the J.D. Stevens Pettus Road division North 86 degrees 06 minutes 54 seconds West passing an iron pin at 25.00 feet in all 485.79 feet to an iron pin in the Northeast corner of the John T. Bottom property of record in Book 6073, page 648, R.O.D.C., TN; thence with the line of Bottom and others North 86 degrees 06 minutes 54 seconds West 730.16 feet to an iron pin; thence North 04 degrees 41 minutes 13 seconds East 192.54 feet to an iron pin; thence South 85 degrees 18 minutes 47 seconds East passing a steel fence post at 1132.89 feet in all 1157.89 feet to an iron pin in the center of the said 50 foot joint use ingress-egress and utility easement; thence with the center of said easement and with a curve to the left having a radius of 1208.85 feet and a long chord of 20.78 feet, said chord having a bearing of South 13 degrees 36 minutes 47 seconds East a distance along the curve of 20.78 feet to a point; thence South 14 degrees 06 minutes 06 seconds East 102.04 feet to an iron pin; thence with a curve to the right having a radius of 1280.46 feet and a long chord of 62.02 feet, said chord having a bearing South 12 degrees 42 minutes 38 seconds East a distance along the curve of 62.02 feet to the point of beginning.

Being the same property conveyed to Casey Atwood and wife, Laura Atwood by deed from Tom J. Edwards and wife, Michelle L. Edwards, dated 10/20/2006, of record in Instrument No. 20061026-0132638, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6321 Pettus Road, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of August, 2020.

Casey Atwood

Laura Atwood

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Casey Atwood and Laura Atwood,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2020.

My commission expires:

7-6-22

Notary Public