WARRANTY DEED

Karen Johnson Davidson County
Batch# 467269 DEEDWARR
08/31/2020 03:12:35 PM 2 pgs
Fees: $13.00 Taxes: $626.44

20200831-0098759

STATE OF TENNESSEE
COUNTY OF SUMNER Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $769,308.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2020

Notary Public

MY COMMISSION EXPIRES: 7/29/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 07-29-2024

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
DLM Investment Trust	DLM Investment Trust	M&P 09606018200
(NAME)	(NAME)	
2914 Susan Drive	5967 Lickton Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Goodlettsville, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20202274

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, **Heather Grimes, Administratrix of the Estate of William Bates** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **DLM Investment Trust,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 92 on the Map of Clover Hill, Section 2, as shown on plat of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to William Bates by Quitclaim Deed from Peggy Bates dated August 26, 2004 and filed of record in Instrument No. 20040915-0111147, Register's Office for Davidson County, Tennessee. William Bates having died intestate on or about November 3, 2019. Pursuant to Order Approving Contract of record in Docket No. 20P453, Seventh Circuit Court for Davidson County, Tennessee Probate Division, Heather Grimes, Administratrix is authorized to sell subject property.

Unimproved ☐

This is improved ☒ property, known as 2914 Susan Drive, Nashville, TN 37214
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-WE-20-2914

Witness my hand this 27th day of August, 2020

Estate of William Auistin Bates, Sr.

BY: Heather E Grimes
Heather E. Grimes
Administratrix

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Heather E. Grimes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Administratrix (or other officer authorized to execute the instrument) of The Estate of William Austin Bates, Sr., the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Administratrix (or other authorized officer).

Witness my hand, at office, this 27th of August, 2020.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21