Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of December, 2020

Notary Public

Commission Expires: 7-09-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ruel B. Jones, Trustee of the Ruel B. Jones Revocable Living Trust Agreement U/A/D May 15, 2019, and his Successor Trustees 515 Tanksley Ave Nashville, TN 37211	NEW OWNER	133-01-0-307.00

Karen Johnson Davidson County
Batch# 533237 DEEDWARR
12/14/2020 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20201214-0147240

WARRANTY DEED

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, I/WE,

Larry Bates, S. Cooper Bates, Rodney L. Bates, Sarah Allen, Leota Sullivan, Rebecca Armstrong and Timothy Bates

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ruel B. Jones, Trustee of the Ruel B. Jones Revocable Living Trust Agreement U/A/D May 15, 2019, and his Successor Trustees

HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 6th, formerly 9th, Civil District of Davidson County, Tennessee, being a lot off the west side of the 3 acre tract conveyed to F.R. Nobel and wife by deed from R.W. Walker and wife, of record in Book 368, page 385, Register's Office for said County, described as follows;

Beginning at a point in the center of a 40 foot road which runs along the northerly side of said 3 acre tract at a point 630 feet west of the center Nolensville Turnpike; thence with the center of said 40 foot road, westwardly 63 feet to the easterly margin of an alley shown on the map of Sunrise Heights Second Plan, as of record in Book 421, page 46, said Register's Office, formerly the east line of the Sperry Tract; thence with the easterly margin of said alley, southwardly 175 feet to the northerly margin of a proposed alley; thence with the northerly margin of said alley, eastwardly 63 feet; thence northwardly and parallel with the first mentioned alley 175 feet to the beginning.

Being the same property conveyed to Larry Bates, S. Cooper Bates, Sarah Allen, Leota Sullivan, Rebecca Armstrong, Rodney L. Bates, and Timothy Bates, Each owning a 1/7 undivided interest as tenants in common by Warranty deed from Timothy Clay Abbott, unmarried of record in Instrument No. 20041208-0146418 Register's Office for Davidson County, Tennessee, dated December 03, 2014 and recorded on December 08, 2014. This is not the pricipal place of residence of the Grantors.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 419 High Street, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns forever; and we so covenant with the said GRANTEE that we 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 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 GRANTEE, his successors 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.

Dated this the 10th day of December, 2020.

Larry Bates

S. Cooper Bates

Rodney L. Bates

Sarah Allen

Leota Sullivan

Rebecca Armstrong

Timothy Bates

STATE OF TENNESSEE
COUNTY OF DAVDISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Larry Bates, S. Cooper Bates, Rodney L. Bates, Sarah Allen, Leota Sullivan, Rebecca Armstrong, and Timothy Bates** with whom I am personally acquainted (or proved to me 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 Antioch, Tennessee this 10th day of December, 2020.

Notary Public
My Commission Expires: 7-09-2023

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

(Notary Seal)

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021