Karen Johnson Davidson County
Batch# 612874 DEEDWARR
04/12/2021 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,687.20
20210412-0048327

RECORDING INFORMATION

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/08/2022

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $456,000.00.

Affiant

Sworn to and subscribed before me this 9th day of April, 2021.

Notary Public

My Commission Expires: 03 08 2022

(SEAL)

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
James Taylor Bates 1016 Shadow Ln Nashville, TN 37206	FCBC MORTGAGE CORP 938 SAN PEDRO #100 SAN ANTONIO, TX 78216	084-01-0-147.00

This Indenture is made on the 9th day of April, 2021, by and between **KELLY WEBB, A MARRIED WOMAN, AND BRENT WHITWORTH, A MARRIED MAN,** ("Grantor"), and **JAMES TAYLOR BATES, A MARRIED MAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Section One, Rose Estates of record in Plat Book 3600, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly Webb, a married woman by General Warranty deed from Roberta M. Elrod, an unmarried woman of record in Instrument No. 20200327-0033256 Register's Office for Davidson County, Tennessee, dated March 24, 2020 and recorded on March 27, 2020.

Being the same property conveyed to Kelly Webb, a married woman, and Brent J. Whitworth, a married man by Quitclaim deed from Kelly Webb, a married woman of record in Instrument No. 20200528-0055150 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on May 28, 2020.

The property being coneveyed herein is not the primary residence of the Grantors herein nor their spouses.

This is improved property known as 1016 Shadow Ln, Nashville, TN 37206.

This conveyance is being made subject to:

1. Taxes for the year 2021 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 3600, Page 37, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 3676, Page 361, as amended in Book 3707, Page 356 and Book 3805, Page 360 and Book 3862, Page 92 and Book 3840, Page 393 in the Register's Office for Davidson County, Tennessee.

4. Grant of Anchor Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 9738, Page 953, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 9th day of April, 2021.

GRANTOR:

Kelly Webb

Kelly Webb

Brent Whitworth

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, KELLY WEBB and **BRENT** WHITWORTH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2021.

Notary Public

My Commission Expires: 02/25/2024

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202104120048327

True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022