THIS INSTRUMENT PREPARED BY:
CROSSLAND TITLE
10207 TECHNOLOGY DRIVE, STE 103
KNOXVILLE, TENNESSEE 37932
22-2344 – LB

Karen Johnson Davidson County
Batch# 825682 DEEDWARR
03/21/2022 01:18:47 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20220321-0032289

WARRANTY DEED

THIS INDENTURE is made this the ***28th*** day of ***February, 2022***, by and between

Frances D. Bates and Terry A. Bates, Wife and Husband,
hereinafter referred to as "Grantors"

and

BEACON PROPERTY GROUP, LLC,
hereinafter referred to as "Grantees."

WITNESSETH

THAT, Grantors, for and in consideration of the sum of ten dollars ($10.00), and other good and valuable consideration in hand, paid by the hereinafter named grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey, unto the Grantees that certain real property and premises described as follows:

Being the westerly 50 feet of Lot No. 3 and the easterly 50 feet of Lot No. 4 of Block "H" on the Plan of Woodlawn Estates, as of record in Book 843, Page 82, in the Register's Office for Davidson County, Tennessee.

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 843, at Page(s) 82, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4835, Pages 949-951, in the Register's Office for Davidson County, Tennessee.

Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded in Book 1236, Pages 348-349 and Book 1309, Page 493, in the Register's Office for Davidson County, Tennessee.

Easement(s) in favor of Metropolitan Government of Nashville and Davidson County, Tennessee recorded in Official Records Book 4835, Page 950, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Asset Preservation Inc., as Qualified Intermediary for Frances D. Bates and Terry A. Bates, by deed dated 11/15/2019, and recorded 11/19/2019, from Keran Card, Successor Trustee for The Johnson Family Revocable Living Trust, of record as Instrument Number 20191119-0119417, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frances D. Bates and Terry A. Bates by deed dated 2/13/2022, *from Asset Preservation Inc., as Qualified Intermediary for Frances D. Bates and Terry A. Bates, of record as Instrument Number* 20220321-0032288, *in the Register's Office for Davidson County, Tennessee.*

PROPERTY ADDRESS: 402 Cumberland Avenue, Madison, TN 37115

THE ABOVE DESCRIPTION IS THE SAME AS THE PRIOR DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIONS, EASEMENTS, AND BUILDING SETBACK LINES APPLICABLE TO THE SUBJECT PROPERTY OF RECORD IN DAVIDSON COUNTY, TENNESSEE.

With the hereditaments and appurtenances thereto appertaining, to have and to hold the said premises to Grantees, and Grantees successors, heirs, executors, administrators, and assigns forever.

Grantors, for Grantors and Grantor's successors and assigns, does hereby covenant with Grantees, and Grantee's successors, heirs, executors, administrators and assigns, that Grantors is lawfully seized in fee simple of the premises conveyed hereby, and has full power, authority and right to convey the same, and that the said premises are free from all encumbrances, except taxes for the current year of **2022** which are to be prorated between parties, and that Grantors will forever warranty and defend said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, Grantors has hereunto set Grantor's hand and seal the day, month and year first above written.

Frances D. Bates

Terry A. Bates

STATE OF SC
COUNTY OF Anderson

BEFORE me, the undersigned authority, a Notary Public, in and for said County and State aforesaid, personally appeared ***Frances D. Bates and Terry A. Bates, Wife and Husband,*** the Bargainor, 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 Anderson *CITY,* SC *STATE* this the 28 day of ***February, 2022.***

My Commission expires: 11-18-23

Notary Public

KELLEY VATAKIS NOTARY PUBLIC SOUTH CAROLINA

I hereby swear or affirm that the actual consideration or true value of the property transferred hereby, which is greater, is ***$425,000.00***

Affiant

Subscribed and sworn to before me this the 1st day of March ~~February~~, 2022

My Commission expires: 415125 ~~11-18-23~~

Notary Public

A. BOOCHARD STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY My Commission Expires 04-05-2025

New Owner: **BEACON PROPERTY GROUP, LLC**	**Tax ID:** **043-09-0/189.00**
Property Address: 402 Cumberland Avenue Madison, TN 37115	**Send Tax Bill To:** **BEACON PROPERTY GROUP, LLC** 10266 Boston Lane Knoxville, TN 37932