

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2023.

Notary Public

My commission expires:_____

Karen Johnson Davidson County
Batch# 974931 DEEDWARR
02/28/2023 11:01:06 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20230228-0014046

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Austin Hobgood	**New Owner**	**04-00-0-226.00**
1260 Martin Street, Unit 407		
Nashville, TN 37203		

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, WE,

Thomas Kyle Bates, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Austin Hobgood

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:

Property located in the 1st Councilmanic District of Davidson County, TN, and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 08-08-17, File Number 2-372, as follows:

Beginning at a set iron rod in the west margin of Whites Creek Pike, said iron rod being located from the center line of Sycamore Creek Road along the west margin of Whites Creek Pike north 29 degrees 29 minutes 22 seconds west a distance of 28.30 feet; north 33 degrees 10 minutes 54 seconds west a distance of 402.96 feet; north 33 degrees 30 minutes 18 seconds west a distance of 201.53 feet; north 30 degrees 30 minutes 18 seconds west a distance of 92.91 feet to the point of beginning having a Tennessee State Plane Coordinate of N: 747462.53, E: 1704735.40; thence continuing with the margin of Whites Creek Pike north 30 degrees 30 minutes 18 seconds west a distance of 108.62 feet; thence north 26 degrees 30 minutes 18 seconds west a distance of 197.50 feet; thence north 22 degrees 30 minutes 18 seconds west a distance of 197.50 feet; thence north 18 degrees 30 minutes 18 seconds west a distance of 183.39 feet to a set iron rod and common corner to Jason Allen Wooden (Instrument Number 201508100079413) and having a Tennessee State Plane Coordinate of N: 748089.22, E: 1704458.33; thence with said Wooden passing a wooden fence post (supposed to be Wooden's Corner) at 24 feet and continuing south 84 degrees 54 minutes 21 seconds east a total distance of 691.70 feet to an existing iron rod and common corner to Robert O. Woodard (Book 5535, Page 291; Plat Book 5210, Page 280); thence with said Woodard south 05 degrees 45 minutes 09 seconds west a distance of 99.59 feet to a set iron rod; thence with a new line south 40 degrees 45 minutes 57 seconds west a distance of 615.52 feet to a set iron rod which is the point of beginning, having an area of 234,414.9 square feet, 5.38 acres.

Together with a perpetual non-exclusive easement providing continuous uninterrupted ingress and egress for a driveway and utilities, in and over the following described tract:

Beginning in the center of Sycamore Creek Road, being the northeast corner of the remaining portion of Charles Moss (Book 3942, Page 996); thence with the center of Sycamore Creek Road south 08 degrees 01 minutes 09

seconds east a distance of 59.63 feet; thence leaving the center of said road and with a new line north 64 degrees 59 minutes 40 seconds west a distance of 140.49 feet; thence north 05 degrees 45 minutes 09 seconds east a distance of 450.86 feet to a point in the south line of Thomas Kyle Bates (Instr: 201711020112343); thence with said Bates north 40 degrees 45 minutes 57 seconds east a distance of 87.14 feet to an existing iron rod; thence with the west line of Robert O. Woodard (Book 5535, Page 291) south 05 degrees 45 minutes 09 seconds west a distance of 486.73 feet to an existing wood fence post; thence south 64 degrees 59 minutes 40 seconds east a distance of 72.49 feet to the point of beginning. This easement having been granted by Instrument of record as 20180521-0048213, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Kyle Bates and Thomas E. Bates, Jr. by Warranty Deed from Lois A. Moss, dated October 30, 2017, of record in Instrument No. 20171102-0112343, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Thomas Kyle Bates, unmarried, by Quitclaim Deed from Thomas E. Bates, Jr., married, dated May 15, 2019, of record in Instrument No. 20190523-0048705, Register's Office for Davidson County, Tennessee. Thomas Kyle Bates having since married.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Restriction contained in Deed of record in Instrument No. 20171102-0112343, in the Register's Office for Davidson County, Tennessee. Ingress, Egress and Utilities Easement described in Deed of record in Instrument No. 20190523-0048705, in the Register's Office for Davidson County, Tennessee. Perpetual Ingress, Egress and Utility Easement of record in Instrument No. 20180521-0048213, in the Register's Office for Davidson County, Tennessee.
c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 8442 Whites Creek Pike, Nashville, TN 37080 with a mailing address of 8417 Sycamore Creek Road, Nashville, TN 37080.

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 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 GRANTEES, their 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/our hand(s) this 27th day of February, 2023.

Thomas Kyle Bates

Thomas Kyle Bates

*Madison Barnhill, spouse of Thomas Kyle Bates, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Madison Barnhill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Thomas Kyle Bates and wife, Madison Barnhill** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2023.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: 23-53
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027