WARRANTY DEED

Instr:200004250040559 Page: 1 OF 2
REC'D FOR REC 04/25/2000 8:41:55AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $148.00

B-FTBC-00-591

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
14th DAY OF April, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JODY L. HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires October 25, 2003

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
181 E. Main Street, Suite 3, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy., Suite A, Smyrna, TN 37167
216 Centerview Dr., Ste. 139, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlton Enterprises Inc. (NAME)	SAME AS NEW OWNER (NAME)	163-121
2985 and 2981 Baby Ruth Lane (ADDRESS)	2110 TOWN CREEK ROAD EAST (ADDRESS)	163-11-9
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	LENOIR CITY, TN 37772 (CITY) (STATE) (ZIP)	

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, WE, Gary Batson, married

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

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:

Lot 9:

Land in Davidson County, Tennessee, being Lot No. 9 on the Re-Plat of Lots 8 and 9 Baby Ruth Lane Estates of record in Plat Book 8250, page 997, Register's Office of Davidson County, Tennessee.

Lot 10:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section Two, Baby Ruth Lane Estates of record in Plat Book 1190, page 102, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gary Batson by Quitclaim Deed from Estate of Houston Ezell by Jim Bill McIntees of recod in Book 10480, page 260, said Register's Office.

This conveyance is subject to taxes for the year 2000 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2985 and 2981 Baby Ruth Lane, Antioch, Tennessee 37013
(House Number) (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 we do covenant with 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 hand this 14th day of April, 2000

Gary Batson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Batson, married

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, _____, Tennessee, this 14th day of April, 2000.

Commission expires _____

Notary Public

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires October 25, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 181 E. Main Street, Suite 3, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
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