WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/02 10:21 2pgs
Fees:13.00 Taxes:495.80

20021219-0156749

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .

My Commission Expires 1/28/06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Superior Title Company, Inc., 104 Cude Lane, Suite 118, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Batieste III	Joseph Batieste III	52-11-21
(NAME)	(NAME)	
213 Peeler Trail	213 Peeler Trail	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(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, Julia W. Eggers and Robert Eggers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Batieste III, A SINGLE MAN, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 213 Peeler Trail, Madison, TN 37115
(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 our hands this 11th day of December, 2002.

Julia W. Eggers

Robert Eggers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantors with whom I am personally acquainted or proven to me on the basis of satisfactory evidence to have executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 11th day of December, 2002.

Commission expires:

My Commission Expires 1/28/06

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being lot no. 7 on the plan of Madison Heights, Section Three, of record in Book 2083, page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert W. Eggers and wife, Julia Eggers by Executor's Deed from Charles Costanza, Executor of the estate of Frank J. Costanza, deceased, executed on March 30, 2001 and filed of record in Instrument no. 20010402-0031667, said Register's Office.