WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Davidson County DEEDWARR
Recvd: 01/16/04 10:40 2pgs
Fees:13.00 Taxes:1117.40

20040116-0006782

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00

Kenneth C. Hewitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 5-20-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Edwin Hewitt	SAME	098-13-0-C-070.00
(NAME)	(NAME)	
1212 Iris Meadows Cove	SAME	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	SAME	
(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, **Frank Batson Homes Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth E. Hewitt, and wife Charlotte N. Hewitt**, 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:

Land in Davidson County, Tennessee, being Lot No. 57, on the plan of Revision One Phase Three Meadows of Seven Points of record in Instrument No. 200210220129513, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frank Batson Homes, Inc., by Deed from Seven Points, LLC. dated 1/9/04 recorded in Instrument No. 20040116-0006780, in the Register's Office of Davidson County, TN. Also being a portion of the same property conveyed to Seven Points, LLC., by Deed from John C. Fisher and Iris P. Fisher, Trustee's of the John C. Fisher and Iris P. Fisher Joint Revocable Trust dated, 09/09/99 of record in Book, 11656 page, 93 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1212 Iris Meadows Cove, Hermitage, TN 37076

(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/my hands this 1/9/04.

Frank Batson Homes, Inc..

By: Frank C. Batson

Frank C. Batson- President

E. ALTERNATIVE CORPORATE FORM

TCA 66-22-108(a)

STATE OF TN
COUNTY OF Davidson

On this 9th day of January, 2004, before me appeared Frank C. Batson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the President (president or other officer or agent of the corporation or association) of Frank Batson Homes, Inc. (name of corporation or association), and that the seal affixed to the instrument is the corporate seal of the corporation (or association), and that the instrument was signed and sealed in behalf of the corporation (or association), by authority of its Board of Directors (or Trustees) and Frank C. Batson acknowledged the instrument to be the free act and deed of the corporation (or association).

In case the corporation or association has no corporate seal, omit the words "the seal affixed to the instrument is the corporate seal of the corporation (or association) and that," and add at the end of the affidavit close, the words "and that the corporation (or association) has no corporate seal."

Witness my hand and seal, at office in Davidson County, this 9th day of January, 2004.

Notary Public

5/20/06

NOTARY PUBLIC AT LARGE