WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 5-20-07 (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
John N Henderson	SAME	075-11-0-A-089.00
(NAME)	(NAME)	
1433 Stoner Ridge	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 **John N Henderson,**, 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:

Being Lot No. 89, on the Plan of Phase Three, Heritage Meadows, of record in Plat Book 9700, Page 984, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Frank Batson Homes, Inc. by Quit Claim Deed from B & P Developments recorded in Instrument No. 20040312-0028821 in the Register's Office in Davidson County TN. Also being a portion of the same property conveyed to B & P Developments, Inc., by Deed from James Howard Baker, Robert Edward Baker, Charles Donald Baker, James Otis Baker, and Alice Baker Bagwell dated, 09/15/1995 of record in Book, 9803 page, 674 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1433 Stoner Ridge, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 03/12/04 14:50 2pgs
Fees:13.00 Taxes:719.65

20040312-0028822

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 3/3/04.

Frank Batson Homes, Inc.

By: Frank C. Batson, Pres

State of TN
County of Davidson

On this 3rd day of March, 2004, before me appeared Frank 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 of Frank Batson Homes, Inc., and that the corporation has no corporate seal, and that the instrument was signed and sealed in behalf of the corporation by authority of its Board of Directors (trustees) and Frank Batson acknowledged the instrument to be the free at and deed of the corporation.

Witness my hand and seal this 3rd day of March, 2004 in Nashville, TN.

Notary

My Commission Expires: 5/20/06

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN