WARRANTY DEED

RETURN TO:
AMERICAN TITLE COMPANY
925 Industrial Drive
Old Hickory, TN 37138

STATE OF TN
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$46,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 03/04/07
(AFFIX SEAL)

KANDACE N. TOMLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard B. Batson Jr.	Richard B. Batson Jr.	148-14-246
(NAME)	(NAME)	
4841 Gillespie Drive	4841 Gillespie Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Curbside Properties, LLC, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Richard B. Batson, Jr., 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. 92-B on the Plan of Zone-Lot Division, Lots 87, 88, 90, 91 & 92, Haywood Forest, Section 3, as of record in Book 5200, page 245, as amended in Book 5800, page 285, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Curbside Properties LLC by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, dated May 7, 2004 and filed for record in Instrument No. 20040517-0057457, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Restrictions as of record in Book 5583, page 115; Book 6156, page 771, said Register's Office.

b) Any and all matters as shown on the plan of record in Book 5200, page 245, as amended in Book 5800, page 285, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4841 Gillespie Drive, Antioch, TN 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of July, 2004.

Davidson County DEEDWARR
Recvd: 07/30/04 08:10 2pgs
Fees:13.00 Taxes:170.20
20040730-0091177

Curbside Properties, LLC
By: Tim Kirg Chief Mgr
Curbside Properties, LLC

STATE OF TN

COUNTY OF Williamson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Tim King (name), with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Manager (title) of Curbside Properties, LLC (co. name), the within named bargainor(s), a corporation, and that as such Chief Manager (title) of Curbside Properties, LLC (co. name), are duly authorized and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 26th day of July, 2004.

Commission expires: 03/04/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.