Davidson County DEEDWARR
Recvd: 12/28/04 10:22 2pgs
Fees:13.00 Taxes:506.90

20041228-0152771

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Raymond C Bateman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Raymond C. Bateman	Countrywide Home Loans, Inc.	147-1
358 Binkley Drive	3011 Armory Drive Suite 120	GROUP
Nashville, Tennessee 37211	Nashville, TN 37204	PARCEL 99

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** One Hundred Thirty Seven Thousand Dollars and Zero Cents ($137,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Christopher J. Bateman, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Raymond C. Bateman, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 458 on the Plan of Caldwell Hall, Section VI, of record in Plat Book 2900, page 148, 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 Christopher J. Bateman, unmarried, by deed dated December 20, 2002, from Steven K. Riggan and Leonard E. Riggan, Jr., of record as Instrument No. 20021223-0158096 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property known as 358 Binkley Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 21st day of December, 2004.

Christopher J. Bateman

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Christopher J. Bateman, 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 21st day of December, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee