# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Maxine Vandevort Toy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2005.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/13/05 15:32 2 pgs
Fees:13.00 Taxes:148.00

20050113-0005100

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Maxine Vandevort-Toy | Maxine Vandevort-Toy | Parcel 065.00<br>Map 075-060-0A |
| (NAME)<br>718 Bass Lane | (NAME)<br>same | |
| (ADDRESS)<br>Mt. Juliet, TN. 37122 | (ADDRESS)<br>, | |
| (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, Jerry L. Batson and Wife, Linda Batson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maxine Vandevort-Toy, Married, 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:

## EXHIBIT A

Being Unit A of Lot 33 of Phase 4 of Hermitage Villa Condominiums, as shown by the Master Deed and By-Laws of Hermitage Villa Condominiums, of record in Book 6628, Page 595, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit together with an undivided interest in the common elements for Hermitage Villa Condominiums, appurtenant to said Unit as in the said Master Deed and By-Laws for Hermitage Villa Condominiums.

Being the same property being conveyed to Jerry L. Batson, by Quitclaim Deed from Darrell L. Heughan, dated April 14, 1999, filed for record on April 14, 1999, in Deed Book 11431, Page 599, Register's Office for Davidson County, Tennessee.

Linda Batson joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4245 Nepal Drive, 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 my/our hand(s) this 7th day of January, 2005.

Jerry L. Batson

Linda Batson

Linda Batson

State of Tennessee County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jerry L. Batson and Wife, Linda Batson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MT. Juliet, Tennessee, this 7th day of January, 2004.

My Commission Expires: 1-23-06

Tracey Trumphour
Notary Public




**File Number: 250100144**

**RETURN TO:**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122