File No. 250400243

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Kelly L Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-23-06.

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 05/02/05 12:04 2 pgs
Fees:13.00 Taxes:536.13

20050502-0048469

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly L. Williams	Mortgage Investors Group	087-01-0-S-031.00
(NAME)	(NAME)	
4340 Chesney Glen Drive	8320 E. Walker Springs Ln	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, Tennessee 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael Battenberg, a married man and his wife Tammy Battenberg

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly L. Williams and Daniel R. Williams, Married,

HEREINAFTER CALLED THE GRANTEE(S), 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. 82 on the Plan of CHESNEY GLEN, Section 1B, as of record in Plat Book 9700, Page 289, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Battenberg, a married man, by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., executed on February 11, 2005, and filed for record on February 22,2005, in Instrument No. 20050222-0019434, Register's Office for said County.

The said Michael Battenberg is joined in this conveyance by his wife Tammy Battenberg in order to convey and right, interest, and title she may have in said property.

Restrictive Covenants of record in Deed Book 1027, Page 279; Book 10449, Page 214; Book 10449, Page 217; Book 10469, Page 924; Book 10528, Page 73; Book 10640, Page 944, and Book 11317, Page 674, Register's Office of said County.

By-Laws of record in Book 10278, Page 279, Register's Office for said County.

Deed to Homeowners Association of record in Book 11577, Page 623, and Book 10420, Page 356, Register's Office for said County.

Charter of record in Book 10290, Page 256, Register's Office for said County.

Storm Water Detention Agreement of record in Book 10357, Page 915, Register's Office for said County.

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

This conveyance is further 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 4340 Chesney Glen 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of April, 2005.

Michael Battenberg

Michael Battenberg

Tammy Battenberg

Tammy Battenberg

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michael Battenberg and Tammy Battenberg the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of April, 2005.

Commission expires: 6-9-07

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Wendy L Locke

Notary Public

File Number: 250400243

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122