File #20050137

Davidson County DEEDWARR
Recvd: 10/25/05 10:27 2 pgs
Fees:13.00 Taxes:1100.20

20051025-0128622

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2005.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP 10/22/05

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguel A. Batres	New Owner	MAP 17214-A
(NAME)	(NAME)	PARCEL 76 CO
1225 Wexford Downs Lane	1225 Wexford Downs	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **R. Anthony Rolle, and wife, Amanda T. Rolle,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Miguel A. Batres** * ~~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:

* an unmarried man

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section Two, Wexford Downs, of record in Book 9700, pages 593 and 594, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to R. Anthony Rolle by deed from Herbert L. Dove, Jr. and Deborah L. Dove, husband and wife, of record in Instrument No. 20021217-0155158 as re-recorded in Instrument No. 20021223-0158044, in the Register's Office for Davidson County, Tennessee.

Amanda T. Rolle, spouse of R. Anthony Rolle, hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to the marital interest, to the Grantee(s).

Covenants, Conditions, Restrictions, Easements, of Wexford Downs, of record in Book 10292, Page 51; First Supplementary Declaration of record in Book 10792, page 822; Second Supplementary Declaration of record in Instrument No. 20000810079498; Charter for Wexford Downs Homeowners Association, Inc., of record 10500 ,page 444; Deeds of Conveyances to The Metropolitan Government of Nashville Davidson County of record in Book 11201, page 766, Book 11444, page 149 and Book 11444, page 177; Permanent Easement Agreement of record in Book 10359, page 615; Easements conveyed to BellSouth Telecommunications, Inc, a Georgia corporation of record in Book 10529, page 560 and Instrument No. 20020807-0095117 and any and all matters as shown on the Plan of record in Book 9700, page 593 and 594, all in the Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 1225 Wexford Downs Lane, Nashville, TN 37211
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 14th day of October, 2005.

R. Anthony Rolle

By Victoria Staires, his Attorney-in-Fact
by Victoria Staires, his attorney in fact

Amanda T. Rolle

By: Victoria Staires, her Attorney-in-Fact
by Victoria Staires, her attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 14th day of October, 2005, before me personally appeared Victoria Staires, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of R. Anthony Rolle and Amanda T. Rolle and is authorized by them and does hereby acknowledge the execution of this instrument on their behalf as their free act and deed, by virtue of an instrument of record in Instrument No. 20051025-0128621, Register's Office for Davidson, Tennessee.

WITNESS my hand and official seal this 14th day of October, 2005.

NOTARY PUBLIC

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

My Commission Expires: 10/22/05

(SEAL)

Mail After Recording To:
StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027