WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 11/16/05 14:45 2 pgs
Fees:13.00 Taxes:170.20

20051116-0138667

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evelyn Frese	SAME	Map 147-03-A
(NAME)	(NAME)	Parcels 27 and 52
2165 South Quartz Court		
(ADDRESS)	(ADDRESS)	
Gilbert, Arizona 85296		
(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, I, **EMERY A. BATTLE JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVELYN FRESE, TRUSTEE OF THE EVELYN L. FRESE REVOCABLE LIVING TRUST DATED DECEMBER 29, 2002,** 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:

Land in Davidson County, Tennessee, being Unit B-11 and Unit D-6 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6104, page 725, as amended in Instrument #20050815-0096131, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of the said Master Deed. Reference is hereby made to the Plat of Harding Place Condominiums of record in Plat Book 5200, page 571, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to Emery A. Battle, Jr. and wife, Martha K. Battle, by deeds from Harding Manor Associates of record in Book 6105, page 71 and Book 6105, page 311, said Register's Office. Emery A. Battle, Jr. and wife, Martha K. Battle, conveyed their interest in said property to Emery A. Battle, Jr., by Quitclaim Deeds of record in Book 6503, page 924 and Book 6503, page 922, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 5200, page 571, said Register's Office; (c) restrictive covenants of record in Book 8946, page 348 and Book 9949, page 106, said Register's Office; and (d) Master Deed and Bylaws of record in Book 6104, page 725 and Instrument #20050815-0096131, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 441 Harding Place, Units B-11 and D-6, 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 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 hand this 15th day of November, 2005.

Emery A. Battle Jr. By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2005, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Emery A. Battle, Jr. and acknowledged that he executed the same as the free act and deed of Emery A. Battle, Jr..

Witness my hand and official seal at Nashville, Tennessee this 15th day of November, 2005.

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Commission expires:

Notary Public