WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/06 09:45 2 pgs
Fees:13.00 Taxes:843.60
20060117-0005864

Return To:
Infinity Title, LLC
402 BNA Dr. #401
Nashville, TN 37217
05-3452

DEANNA GWYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF JANUARY, 2006.

DeAnna Gwyn
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Kevin Hatchett	New Owner	Map 109-10-A
(NAME)	(NAME)	
3720 Lakeridge Pass		Parcel 12
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **KELLY J. MASON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN HATCHETT,** 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 Lot No. 61 on the Plan of Lakeridge, Phase One, of record in Plat Book 7900, page 962, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kelly J. Mason, a single person, by deed from Frank Batson Homes, Inc., of record in Book 10051, page 917, said Register's Office. Gary Joseph Carpenter conveyed any interest he had in said property to Kelly J. Mason by Quitclaim Deed of record in Instrument #20050418-0042846, 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 7900, page 962, said Register's Office; (c) restrictive covenants of record in Book 9669, page 715, said Register's Office; and (d) Bylaws of record in Book 9669, page 738, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3720 Lakeridge Pass, Nashville, TN 37214
(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 13th day of January, 2006.

Kelly J. Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly J. Mason, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17 day of January, 2006..

Commission expires:

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public