Davidson County DEEDWARR
Recvd: 03/15/07 13:30 2 pgs
Fees:13.00 Taxes:998.96
20070315-0031800

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct.
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $269,990.00

Affiant

Subscribed and sworn to before me, this 26th day of February 2007.

Notary Public
My commission expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN COMMISSION EXPIRES JULY 14, 2008

Address of New Owner:	Send Tax Bills to:	Tax Information
Grant Batson 945 South Woodstone Nashville TN 37211-0000	SAME	172-030A-07900CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Samuel F. Miller and wife, Rachel Miller, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Grant Batson and wife, Jill Batson, 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:

Being Lot No. 79 on the Plan of The Woodlands Phase 1 of record in Book 6900 Pages 498 & 499 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Samuel F. Miller and Rachel E. Fluitt (now known as Rachel Miller) by deed from David Dial of record in Instrument No. 20060601-0064436 Register's Office for Davidson County, Tennessee and dated May 24, 2006.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of the Woodlands Phase 1 of record in Book 6900 Page 498 & 499, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7334 page 109 and amended in Book 7408 page 250; Book 7516 Page 37; Book 8622 Page 390; Book 8464 Page 463; Book 8634 Page 224 and Book 8643 Page 675 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Woodlands Homeowner's Association of record in Book 8454 Page 246

This property is improved property known as 945 South Woodstone, Nashville, Tennessee 37211-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28 day of February, 2007.

Samuel F. Miller
By Rachel Miller, Attorney in fact
Samuel F. Miller
By: Rachel Miller, Attorney In Fact

Rachel Miller
Rachel Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel Miller, the bargainor(s), 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 Brentwood, Tennessee, this 28 day of February, 2007.

Notary Public

My Commission expires: 4/2/07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of February, 2007, before me personally appeared Rachel Miller to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Samuel F. Miller acknowledged that such person executed the same as the free act and deed of Samuel F. Miller.

Notary Public

My Commission expires 4/2/07

FILE NO: WG1581

Amy Cross Nance
State of Tennessee Notary Public
Williamson County