WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/07 13:44 2 pgs
Fees:13.00 Taxes:610.50
20070420-0047474

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~August 20, 2008.~~ 1/23/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William T. Batey	First Bank	
(NAME)	(NAME)	
516 Continental Drive	6110 Shallowford Road	10203005000
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Chattanooga, TN 37421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070851

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, Janice Yates**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **William T. Batey and wife, Amy M. Batey**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 516 Continental Drive, Nashville, TN 37209

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of April, 2007.

Janice Yates

STATE OF TENNESSEE

COUNTY OF DICKSON

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

SUSAN B. GREEN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Witness my hand and official seal this 18th day of April, 2007.

Commission Expires: August 20, 2008

Susan B. Green Notary Public

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 1320 on the Plan of Charlotte Park, Section 17, as of record in Book 3600, page 21 and 22, said Register's Office.

Said Lot No. 1320 fronts 72.80 feet on the northeasterly side of Continental Drive and extends back 159.5 feet on the northwesterly line and 156.4 feet on the southeasterly line to a broken line in a the rear on which it measures a total of 84.64 feet.

BEING all of the same property conveyed to Annie P. Friar and Janice Yates, as joint tenants with rights of survivorship by Quitclaim Deed from Annie P. Friar, widow, dated July 24, 1996 of record in Book 10966, Page 15, Register's Office for Davidson County, Tennessee. Annie P. Friar having died on or about October 4, 2006, leaving Janice Yates as surviving tenant by the entirety.

Restrictions:

This conveyance is made subject to all terms and matters as shown on the aforementioned plat of record and to restrictions of record in Book 3641, page 150, said Register's Office.