Davidson County DEEDWARR
Recvd: 07/23/07 08:53 2 pgs
Fees:13.00 Taxes:436.60

20070723-0086912

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Address New Owner(s)
Kevin Battle and Tamara Battle
803 Neely Chase
Madison, TN 37115

Send Tax Bills To:
Kevin and Tamara Battle
803 Neely Chase
Madison, TN 37115

Map & Parcel Nos.:
052 01 0C 017.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **10th day of May, 2007**, by and between **Mark Reynolds**, party of the first part, and **Kevin Battle and Tamara Battle, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED EIGHTEEN THOUSAND AND 00/100 DOLLARS ($118,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Madison, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot. No. 17 on the Plan of Neely's Chase, as of record in Book 6900, Page 953, revised in Book 7900, Page 196, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark Reynolds, an unmarried man, from Patty Morris, an unmarried woman, by deed dated October 31, 2000, of record in Instrument No. 20001103-0109218 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Mark Reynolds

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Reynolds** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **10th day of May, 2007**.

My commission expires: 9-19-09

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$118,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **10th day of May, 2007**.

PROPERTY ADDRESS: Commission expires: 9-19-09
803 Neelys Chase Drive
Madison, TN 37115

ROBERT JENSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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