WARRANTY DEED

File Number: 70339

Davidson County DEEDWARR
Recvd: 09/14/07 15:33 2 pgs
Fees:13.00 Taxes:380.73
20070914-0110550

STATE OF Michigan
COUNTY OF Washtenaw

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,900.00

Carolyn Batts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2007.

RHONDA MCCAMMON
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires 11-03-2012
Acting in the county of

Rhonda M'Cammon
Notary Public

MY COMMISSION EXPIRES: 11-03-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Parker	CTX Mortgage Company, LLC	81-14-155
(NAME) 2427 Underwood St.	(NAME) 3100 McKinnon, Corp, Closing	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Dallas, TX 75201	
(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, WE, Carolyn Batts, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO * 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:

*Gregory L. Parker, married

Being Lot No. 20 on the revised Plan of Fisk Park, as of record in Book 2331, Page 114, Register's Office for Davidson County.

Said Lot No 20 fronts 50 feet on the westerly side of Underwood Street and runs back between lines 123.8 feet on the southerly line and 123.6 feet on the northerly line to the Tennessee Central Railroad right–of-way measuring 50 feet thereon.

Being the same property conveyed to Emma Dean Williams Batts from Tommie hunter Batts by divorce decree on February 12, 1965 in Book 4181 Page 935 In Register's Office for Davidson County Tennessee.

Being the same property in which ½ interest conveyed to Carolyn Batts from Emma Dean Williams Batts by Quitclaim Deed on September 19, 2005 in Instrument # 20050919-0111897 in Register's Office for Davidson County Tennessee.

The Emma Dean Williams Batts having expired on October 15, 2006, bequeathing the subject property to Carolyn Batts by will of Emma Dean Williams Batts.

Included in the above but excluded therefrom in that portion thereof described in the deed of record in Book 4179, page 374, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 2427 Underwood St., Nashville, TN 37208
(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 31st day of August, 2007.

Carolyn Batts
Carolyn Batts

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 Carolyn Batts, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Carolyn Batts executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2007.

Commission expires: 11-03-2012

Rhonda McCammon
Notary Public

RHONDA MCCAMMON
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires 11-03-2012
Acting in the county of_____

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

State of Tennessee
County of Davidson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary Public

My Commission Expires: My Commission Expires March 22, 2008

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE