# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 247,602.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2008

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Roy Heil | SunTrust Mortgage, Inc. | Parcel ID: |
| 1219 Chickadee Circle | P.O. Box 79041 | 098060B06600CO |
| Hermitage, TN 37076 | Baltimore, MD 21279-0041 | |

FOR AND IN 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

**Frank Batson Homes, Inc.**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Roy Heil, unmarried**

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:

BEING Unit B of Lot No. 58D, on the Plan of Bridgewater, Phase I, Section "A", Villas Lots 47D through 78D, of record in Instrument 200511040133897 and corrected in Instrument 200606080067981, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Frank Batson Homes, Inc. by deed from Bridgewater Hermitage, LLC, of record in Instrument 20071213-0143552, Register's Office for said County.

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plan of record in Instrument 200511040133897, and Instrument 200606080067981, said Register's Office, (3) TVA Easement of record in Book 1291, page 99, said Register's Office, (4) Maintenance Agreement of record in Instrument 200510240128043, (5) Utility Easements of record in Instrument 200502220019150, and Instrument 200601200008000, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Instrument 200510240128043, Instrument 200610040122802, and Instrument 200511220141076, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 1219 Chickadee Circle, Hermitage, TN 37076

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 28th day of January, 2008.

Frank Batson Homes, Inc.

BY:
Frank C. Batson
President

Davidson County DEEDWARR
Recvd: 01/29/08 09:47 2 pg:
Fees:13.00 Taxes:916.13

20080129-0009004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank C. Batson,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Frank Batson Homes, Inc. the within named bargainer, and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Frank C. Batson as such President.

Witness my hand and official seal this 28th day of January, 2008.

My Commission Expires: 11-22-10

Notary Public

