Davidson County DEEDWARR
Recvd: 02/27/08 10:17 2 pgs
Fees:13.00 Taxes:211.51
20080227-0019127

# WARRANTY DEED

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES!

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,163.96

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2008

Notary Public:

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

**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: |
|---|---|---|
| Frank Batson Homes, Inc. | NEW OWNER | Parcel ID: |
| 120 Donelson Pike, Ste. 101 | | 098060A26300CO |
| Nashville, TN 37214 | | |

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

**Bridgewater Hermitage, LLC**

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

**Frank Batson Homes, Inc.**

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 Lot No. 237 on the Plan of Phase Two, Section D, Bridgewater, of record in Instrument 20070419-0047123, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Bridgewater Hermitage, LLC by deed from Nancy Smith Waddey and Neal Smith and Frances June Smith and Eric Edward Smith and Hermitage Church of Christ, Heirs of the Estate of F.E. Smith, Jr., Annie Pearl Sanders Smith, and Edward Ewing Smith, of record in Instrument 20041215-0149116, Register's Office for said County.

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 1920 Hawks Nest Drive, 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 26th day of February, 2008.**

Bridgewater Hermitage, LLC

BY: Chief Manager

Frank C. Batson
Chief Manager

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/her oath acknowledged himself/herself to be the Chief Manager respectively of the Bridgewater Hermitage, LLC the within named bargainer, and that he/she as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing Frank C. Batson as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 26th day of February, 2008.

My Commission Expires: 11.22.10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.