BILL GARRETT, Davidson County
Trans:T20090025313 DEEDWARR
Recvd: 04/16/09 15:44 2 pgs
Fees:13.00 Taxes:240.50
20090416-0034806

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of April, 2009, by and between Lara Batey n/k/a Lara Sanders, married, party of the first part, and Jason Levi Bachelor, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 in the Subdivision of Prichett Lands at Providence of record in Plat Book 421, Page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being all or part of the same property conveyed to Lara Batey by virtue of that certain Quit Claim Deed dated September 1, 2004, at Instrument No. 20041029-0129897 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property was used for investment purposes only and that it has never been used a her primary residence.

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

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2009 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

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

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

Lara Batey n/k/a Lara Sanders

Lara Batey n/k/a Lara Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lara Batey n/k/a Lara Sanders, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of April, 2009.

Notary Public

20090320

Notary Public

My Commission Expires: 9-19-09



Property Owner & Address: Jason Levi Bachelor

305 Alice Ave.
Nashville, TN 37211

Tax Parcel No 14707016800

Property Address: 305 Alice Avenue
Nashville, TN 37211

MAIL TAX BILLS TO: Suntrust Mortgage, Inc
P.O. Box 79041
Attn: Payment Processing
Baltimore, MD 21279-0041

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $65,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of April, 2009.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

