WARRANTY DEED

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 8/21/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Battle and Meike Battle	Guaranty Trust	075-11-0-A-087.00 CO
(NAME)	(NAME)	
1411 Stoner Ridge	316 Robert Rose Blvd	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Jason Gerald Kumm and Michelle L. Kumm**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Battle and Meike Battle**, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot 87, HERITAGE MEADOWS, PHASE THREE, as shown on plat of record in Plat Book 9700, Page 984, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Jason Gerald Kumm, unmarried to Jason Gerald Kumm and wife, Michelle L. Kumm as recorded on the 10th day of July, 2003 in Instrument No. 20030710-0095686 and Warranty Deed from Frank Batson Homes, Inc. to Jason Gerald Kumm, unmarried as recorded on the 4th day of December, 2001 in Instrument No. 20011204-0132648, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1411 Stoner Ridge, 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, has 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.

BILL GARRETT, Davidson County
Trans:T20090035364 DEEDWARR
Recvd: 05/29/09 10:33 2 pgs
Fees:13.00 Taxes:925.00
20090529-0049372

Witness our hands this 5th day of May, 2009.

Jason Gerald Kumm

Michelle L. Kumm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Jason Gerald Kumm and Michelle L. Kumm**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of May, 2009.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON