Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(2)

J. Carlton Drumwright State of Tennessee Notary Public Williamson County (Notary Stamp)	STATE OF TENNESSEE COUNTY OF The actual consideration or value, whichever is greater, for this transfer is **$250,000.00** Affiant Subscribed and sworn to before me, this 28th day of January, 2010. Notary Public My commission expires: 9/23/13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100007421 DEEDWARR
Recvd: 02/05/10 12:11 2 pgs
Fees:13.00 Taxes:925.00
20100205-0009346

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chad Harvey	**New Owner**	**Map 103**
P.O. Box 218		**Group 10-O**
Nashville, TN 37215		**Parcel 060.00**

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 ACKNOWLEDGE, WE,

Nicolas W. Battaglia and wife, Amy O. Battaglia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chad Harvey , a single person

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 the Westerly part of Lot No. 20 and all of Lot No. 21 on the Plan of Hillwood Estates, Section I, of record in Book 1835, page 117 and as amended in Book 2136, page 521, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 20 is described as follows: BEGINNING on the Southeasterly margin of Vine Ridge Drive at the corner of Lots Nos. 20 and 21; thence, with the line between said two lots Southeastwardly 251 feet; thence, Northeastwardly 13 feet to the Southwest corner of the property conveyed to Bill B. Jones and wife, by deed from James E. Patterson, et al, of record in Book 2702, page 323, Register's Office for Davidson County, Tennessee; thence with said Jones' Southwesterly line Northwestwardly 251 feet, more or less, to the Southeasterly margin of said Vine Ridge Drive; thence, with same Southwestwardly 3 feet to the beginning.

Being the same property conveyed to Nicolas W. Battaglia and wife, Amy O. Battaglia, by Warranty Deed, from Ben Robert Ellis and Shelly Ellis, husband and wife, of record in Instrument No. 20060831-0107881, Dated August 25, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All taxes for the current year and subsequent years, not yet due and payable.

The Plan of record in Plat Book 1835, page 117 and Book 2136, page 521, Register's Office for DAVIDSON County, Tennessee.

Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property. Memorandum of Option of record in Instrument No. 20100113-0003142, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as **5805 Vine Ridge Drive, Nashville, TN 37205.**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 28th day of January, 2010.

NICOLAS W. BATTAGLIA by EF, ATTORNEY-IN-FACT
Nicolas W. Battaglia by Elaine Finucane, his Attorney-in-Fact

AMY O. BATTAGLIA by EF, ATTORNEY-IN-FACT
Amy O. Battaglia by Elaine Finucane, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elaine Finucane**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Nicolas W. Battaglia and Amy O. Battaglia** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Nicolas W. Battaglia and Amy O. Battaglia,** and is authorized by them to execute this instrument on their behalf.

This the 28th day of January, 2010

My Commission Expires: 9/23/13

Notary Public

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **100047CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027