(2)

Return to:

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,690.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JOHN I. PEARMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

BILL GARRETT, Davidson County
Trans:T20100035910 DEEDWARR
Recvd: 06/14/10 13:43 2 pgs
Fees:13.00 Taxes:823.95
20100614-0045997

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LARRY HATFIELD & DENISE HATFIELD	Same	
(NAME)	(NAME)	131030C19900CO
4400 BELMONT PARK TERRACE, UNIT 199		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **KENNETH GERARD BATTAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LARRY HATFIELD AND WIFE DENISE HATFIELD,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BUILDING SITE NO. 199 ON THE PLAN OF ARDEN PLACE, SECTION SEVEN, AS OF RECORD IN PLAT BOOK 4955, PAGE 90, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KENNETH GERARD BATTAN BY DEED FROM MODESTO M. BATTAN OF RECORD IN INSTRUMENT 200504010035302 ON 04/01/2005 AND FILED FOR RECORD ON 04/01/2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID GRANTOR, KENNETH GERARD BATTAN.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT(S) BOOK 4460, PAGE 155, AND BOOK 4955, PAGE 90; COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 4754, PAGE 455, BOOK 5163, PAGE 384, AND INSTRUMENT 200708160098235, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS INSTRUMENT IS EXECUTED ON BEHALF OF KENNETH GERARD BATTAN BY JON SHERIDON, PURSUANT TO THE POWER OF ATTORNEY EXECUTED BY THEM ON THE 26TH DAY OF MAY 2010 OF RECORD IN INSTRUMENT NO. 20100614004599G, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RECORDED SIMULTANEOUSLY HEREWITH.

This is
( ) unimproved
(X) improved
property known as **4400 BELMONT PARK TERRACE, UNIT 199 NASHVILLE, Tennessee 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 **10th** day of **June, 2010**.

Kenneth Gerard Battan by Jon Sheridon as Attorney-in-Fact
KENNETH GERARD BATTAN by JON SHERIDON as Attorney-in-Fact

STATE OF Tennessee

COUNTY OF DAVIDSON

On this the **10th** day of **June, 2010**, before me personally appeared **JON SHERIDON** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **KENNETH GERARD BATTAN** and who acknowledged he/she/they executed the same as the free act and deed of the said **KENNETH GERARD BATTAN.**

Witness my hand and official seal, this the **10th** day of **June, 2010**.

Laura Mitchell
Notary Public

My Commission Expires: 5/20/14



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212