File No. 210080022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Deanne Beeler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2010.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 09-17-11
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100056965 DEEDWARR
Recvd: 09/10/10 13:58 2 pgs
Fees:13.00 Taxes:638.25

20100910-0072177

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherri E. Batson	PRMI	064-16-OD-194.00 CO
(NAME)	(NAME)	
2609 Spring Farm Lane	4750 W. Wiley Post Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Victoria R. Picott, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Sherri E. Batson, a single woman**, hereinafter called the grantee(s), HER 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 No. 331 on the Plan of Section Four, Truxton Park, as of record in Instrument No. 20020528-0064435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Victoria R. Picott, Unmarried by Deed dated November 18, 2002, filed of record on November 25, 2002, from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation of record in Instrument No. 20021125-0145969, Register's Office for Davidson County, Tennessee.

Taxes for the year 2010 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth on the plat of record in Instrument No. 20020528-0064435, Register's Office of said County.

Declaration of Covenants, Conditions and Restrictions as shown of record in Instrument No. 20001030-0107559, Instrument No. 20010522-0052910, Instrument No. 20020506-0055597 and re-recorded in Instrument No. 20020718-0086907, said Register's Office.

By-Laws as shown of record in Instrument No. 20001101-0108604, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20001101-0108603, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2609 Spring Farm Lane, Hermitage, TN 37076
(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), HER 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), HER 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 hands this 3rd day of September, 2010.

Victoria R. Picott

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Victoria R. Picott, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 3rd day of September, 2010.

Commission expires:

9/23/13

Notary Public

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 210080022

RETURN TO: