Box 14-A
G-23196-8

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $159,000.00 (One Hundred Fifty Nine Thousand).

Kathy Goodson
AFFIANT

Subscribed to and sworn before me this 8th day of July, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: 1/6/14

(NOTARY SEAL)

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

BILL GARRETT, Davidson County
Trans:T20110041736 DEEDWARR
Recvd: 07/12/11 09:01 2 pgs
Fees:13.00 Taxes:588.30
20110712-0053103

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
William T. Hitchcock 7277 Charlotte Pike #203 Nashville,TN 37209	Genequity Mortgage, Inc. 633 East State Highway 121 South #510 Coppell, TX 75019	114080C096.00CO

WARRANTY DEED

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, **NATHAN C. BATSON AND WIFE, TAMMY R. BATSON**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WILLIAM T. HITCHCOCK AND WIFE, RENEE FIANDER HITCHCOCK**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Unit 93 on the Plan of West Park Phase 2 as established by a Master Deed for West Park Homeowners Association, Inc. of record as Instrument #20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association of record in Instrument #20041221-0151636, on a plan of West Part Phase 2 of record in Instrument #20041112-0136248, said Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nathan Batson, married by Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument #20050908-0108170, and re-recorded in Instrument #20050923-0114386, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **7277 CHARLOTTE PIKE #203** **NASHVILLE,TN37209**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2011

WITNESS, this 8th day of July, 2011

Nathan C. Batson

Tammy R. Batson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of July, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Nathan C. Batson and Tammy R. Batson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 8th day of July, 2011.

Joyce Jordan
Notary Public

Commission Expires: 9-19-12

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.

LTSR Number:

GTE File: 2011