BILL GARRETT, Davidson County
Trans:T20110049758 DEEDWARR
Recvd: 08/15/11 10:03 2 pgs
Fees:13.00 Taxes:314.50
20110815-0062641

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 11th day of August, 2011.

Notary Public

My commission expires: 1/24/2015

CELIA STEWART ROUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows: **Phyllis Battle**	Send Tax Bills To: New Owner	Map-Parcel Numbers: **084-16-0-086.00**
2536 Stinson Rd		
Nashville, TN 37214		
		FILE #: ST10044

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,

Dolores Choate, an unmarried person

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

Phyllis Battle

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 55, HARGIS HEIGHTS, as shown on plat of record in Plat Book 974, Page 82, 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 to Dorris A. Choate and wife, Dolores Choate by Warranty Deed from Robert L. Tucker and wife, Lilburn H. Tucker, recorded in Deed Book 2282, Page 111, in the Register's Office of Davidson County, Tennessee. Dorris A Choate having since deceased on or about June 23, 1976, according to death certificate.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 974, Page 82, Register's Office for DAVIDSON County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as 2536 Stinson Rd, Nashville, TN 37214.

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, 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 ____ day of August, 2011.

Dolores Choate
Dolores Choate

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, Dolores Choate, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of August, 2011.

Notary Public

My Commission Expires:_____

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013