BILL GARRETT, Davidson County
Trans:T20110054310 DEEDWARR
Recvd: 09/01/11 14:40 2 pgs
Fees:13.00 Taxes:336.70
20110901-0068002

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

P-RR-11-3404

THIS INSTRUMENT WAS PREPARED BY
Rudy Title / Cool Springs Office
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Bateman	John Bateman	
3404 Hunley Drive	3404 Hunley Dr.	
Nashville, TN 37207	Nashville, TN 37207	05016000300
(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 SUSAN EZZELL AND TOM EZZELL AND JIMMY EZZELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN P. BATEMAN , UNMARRIED, AND CECIL D. BATEMAN, MARRIED, 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, being Lot No. 59 on the Plan of SKY VIEW, of record in Plat Book 2331, Pages 54 & 55, Register's Office for said County, reference to which is hereby made for a more complete description.

Being the same property conveyed to JESSIE L. EZZELL AND WIFE, THELMA P. EZZELL by Deed from E. C. VINSON AND WIFE, MARY Y. VINSON, dated 03/22/1957 and filed for record on 03/28/1957 in Book 2642, Page 129, Register's Office for DAVIDSON County, Tennessee. Thelma P. Ezzell having since died on January 1, 2004 leaving Jessie L. Ezzell as surviving tenant by the entirety. Jessie L. Ezzell having since died on September 30, 2008 leaving Susan Ezzell, Tom Ezzell and Jimmy Ezzell as heirs at law as established by Affidavits of Heirship recorded simultaneously herewith in Instrument No. 20110901-0067999 and Instrument No. 20110901-0068000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to A) 2011 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 2331, page 54 and 55, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3404 HUNLEY DRIVE, NASHVILLE, Tennessee 37207-0250
(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 25th day of August, 2011.

Susan Ezzell

Tom Ezzell by Jimmy Ezzell Attorney in Fact
Tom Ezzell by Jimmy Ezzell, attorney-in-fact

Jimmy Ezzell

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 25th day of August, 2011, before me personally appeared Susan Ezzell and Jimmy Ezzell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of August, 2011.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 25th day of August, 2011, before me personally appeared Jimmy Ezzell 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 Tom Ezzell and who acknowledged he/she/they executed the same as the free act and deed of the said Tom Ezzell.

Witness my hand and official seal, this the 25th day of August, 2011.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title / Cool Springs Office
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959