WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110064417 DEEDWARR
Recvd: 10/14/11 14:08 2 pgs
Fees:13.00 Taxes:1202.50
20111014-0080165

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audra Marie Bennett Maxwell	SAME	Map 131-12
(NAME) 1016 Battery Lane	(NAME)	Parcel 82
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **ALAN H. THATCHER AND JONATHAN P. THATCHER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUDRA MARIE BENNETT MAXWELL,** 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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the southeasterly part of lot No. 24 and the easterly part of lot No. 26 on the Map of Zenaida Place, not of record, described as follows:

Beginning in the center of Battery Road at a point 1392 feet, more or less, east of an unnamed street, said point being the southeast corner of the Archibald and Frances Smith property; thence with the center of said road, eastwardly 154 feet to the corner of lots Nos. 26 and 28; thence northwardly with the dividing line between lots Nos. 26 and 28 and lots Nos. 24 and 28 northwardly 433.5 feet to the southeast corner of the property conveyed to Karl E. Haury and Reese L. Smith by deed from Henry R. Burkitt and wife, of record in Book 2451, page 361, Register's Office for Davidson County; Tennessee; thence with said Haury and Smith's southern boundary westwardly 155 feet, more or less, to said Haury & Smith's southwest corner, being a point in said Frances Smith's eastern boundary line; thence with same southwardly 434.1 feet to the beginning.

Being the same real property conveyed to Henry Hibbard Thatcher and wife, Ruby Y. Thatcher by deed from Herbert Conway Gabhart and wife, Helen Ashburn Gabhart, of record in Book 3905, page 588, Register's Office for said County. Henry Hibbard Thatcher died, vesting title solely in Ruby Y. Thatcher. Ruby Y. Thatcher has since died. Alan H. Thatcher and Jonathan P. Thatcher are the devisees under the Will of Ruby Y. Thatcher, probated April 27, 2011, of record in Docket No. 11P669, Probate Court Clerk's Office for Davidson County, Tennessee.

Grantors warrant that the subject property has never been the marital residence of the Grantors and as such is not subject to any marital rights therein.

This conveyance is subject to (a) 2011 real property taxes; and (b) easement of record in Book 4236, page 663, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1012 Battery Lane, Nashville, Tennessee 37220
(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 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 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 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 our hands this 12th day of October, 2011.

Alan H. Thatcher

Alan H. Thatcher

JONATHAN P. THATCHER by

Alan H. Thatcher, Attorney in Fact

Jonathan P. Thatcher By Alan H. Thatcher, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan H. Thatcher, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of October, 2011.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of October, 2011, before me personally appeared Alan H. Thatcher, to me known to be the person who executed the foregoing instrument on behalf of Jonathan P Thatcher and acknowledged that he executed the same as the free act and deed of Jonathan P. Thatcher.

Witness my hand and official seal at Nashville, Tennessee this 12th day of October, 2011.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011