File No.1101110001 BOX #14A

WARRANTY DEED

G#23529-8

BILL GARRETT, Davidson County
Trans:T20110073865 DEEDWARR
Recvd: 11/22/11 09:22 2 pgs
Fees:13.00 Taxes:969.40
20111122-0091344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Kathy Dodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 2/24/13
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cory Batten	Farmington Financial Group, LLC	126-16-0A-577.00-CO
(NAME)	(NAME)	
7553 Watervale Dr.	1912 21st Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37212	
(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, We, **Michael E. Cole and wife, Stephanie D. Cole** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Cory Batten, a single man** hereinafter called the grantee(s), HIS 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 244, as shown on the map entitled the Final Plat of Riverwalk, Phase 4-B, a Planned Unit Development, of record as Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael E. Cole and wife, Stephanie D. Cole by deed from Celebration Homes, LLC, of record as Instrument No. 20080626-0065960, dated June 23, 2008, said Register's Office.

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 7553 Watervale Drive, Nashville, TN 37221
(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 hands this 18th day of November, 2011.

Michael E. Cole

Michael E. Cole

Stephanie D. Cole

Stephanie D. Cole

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of November , 2011, before me, personally appeared Michael E. Cole and Stephanie D. Cole, to me known to be the person (or persons) described in and who executed the foregoing instrument and who acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed .

Commission expires: 12-21-14

Notary Public

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number:1101110001

RETURN TO:

Greenvue Title & Escrow, LLC
2207 Crestmoor Rd, Ste 101
Nashville, TN 37215