| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 30463-02-2012**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $260,000.00.<br>Affiant<br>Subscribed and sworn to before me this 30th day of March, 2012.<br>Notary Public<br>My Commission Expires: |

KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| James Patrick McCoin, Nicole Streiff McCoin<br>105 Loring Court<br>Nashville, TN 37220 | NEW OWNER<br>219 Gardenridge Dr<br>Franklin, TN 37069 | Map and Parcel No.:<br>132 090 15600 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Battery Lane Properties, LLC**, a Tennessee limited liability company("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Patrick McCoin and wife, Nicole Streiff McCoin** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 105 Loring Court, Nashville, TN 37220

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 30th day of March, 2012.

Battery Lane Properties, LLC, a Tennessee limited liability company

BY: _____
Blair Myers, Secretary

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Blair Myers, with whom I am personally acquainted, and who acknowledged the he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of **Battery Lane Properties, LLC**, the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of March, 2012.

Notary Public

My Commission Expires:

KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

BILL GARRETT, Davidson County
Trans:T20120024056 DEEDWARR
Recvd: 04/03/12 12:24 2 pgs
Fees:13.00 Taxes:962.00
20120403-0028126

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plan of Resubdivision of Loring Court, of record in Instrument No. 20110902-0068196, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Battery Lane Properties, LLC, by deed dated April 7, 2005, from Allene Pyburn, as to a one-half undivided interest, and the Estate of William H. Pyburn, as to a one-half undivided interest, of record in Instrument No. 20050413-0041009, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Loring Court of record in Instrument No. 20070412-0043803, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20110902-0068196, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains and appurtenances, of record in Book 6218, page 175, Register's Office for Davidson County, Tennessee.
5. Easement for right of way of record in Book 460, page 166, Register's Office for Davidson County, Tennessee.