BOX 10

RETURN TO
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 380
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 1204645**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Dyer The actual consideration or value, whichever is greater, for this transfer is: $121,000.00. Affiant Subscribed and sworn to before me, this 3rd day of May, 2012. Notary Public My Commission Expires: ~~My Commission Expires: 01/22/2014~~

DONNA BREECE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DYER

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hunter Batson 4829 Corning Drive Nashville TN 37211	First Citizens Nat'l Bank 200 W Court St Dyersburg TN 38024	Tax Parcel ID No. 133-14-0-062.00

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, **Virgil J. Granada, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hunter Batson, a single person**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Elysian Park of record in Plat Book 2331, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Virgil J. Granada by Warranty Deed from Patricia P. Harrington an unmarried person of record at Instrument No. 20040121-0008194, Register's Office for Davidson County, Tennessee, dated January 20, 2004.

The execution of this instrument is effected by the signature of Steve Miller as Attorney-in-Fact for Virgil J. Granada, which Power of Attorney is recorded in Instrument Number 20120510-0040776, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2012 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 32 Register's Office for Davidson County, Tennessee.

This is improved property located at 4829 Corning Drive Nashville TN 37211

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

BILL GARRETT, Davidson County
Trans:T20120034762 DEEDWARR
Recvd: 05/10/12 16:09 2 pgs
Fees:13.00 Taxes:447.70
20120510-0040777

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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 3rd day of May, 2012.

Virgil J. Granada by Steve Miller
his attorney in fact

Virgil J. Granada by Steve Miller
as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steve Miller,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Virgil J Granada,** of 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 3rd day of May, 2012

Notary Public

My Commission Expires: May 18, 2014

