BILL GARRETT, Davidson County
Trans:T20120049190 DEEDWARR
Recvd: 07/03/12 14:20 2 pgs
Fees:13.00 Taxes:669.70

20120703-0058638

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $189,000.00

Affiant

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 29th day of June, 2012.

Notary Public
My commission expires: 3-4-13

02-1206-47906

Address of New Owner:	Send Tax Bills to:	Tax Information
Brittany N. Hicks 1040 Ashmore Dr Nashville 37221	F&M Bank 50 Franklin Street Clarksville TN 37040	161-06-0-A 052.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary Kathleen Batte and Jerrold H. Batte and wife, Cynthia Felker Batte, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brittany N. Hicks, unmarried, hereinafter called the Grantee, her successors 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 Unit Lot No. 52, on the Plan of Oakhill Townhomes, Ph. 2, Lot 2, of record in Plat Instrument No. 20080325-0030014, Exhibit A-1 First Supplemental Declaration to Declaration of Protective Covenants, Conditions Restrictions Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Kathleen Batte and Jerrold H. Batte and wife, Cynthia Felker Batte by deed from Centex Homes, a Nevada General Partnership dated May 12, 2009 recorded May 15, 2009 of record in Instrument No. 20090515-0044772, said Register's Office.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1040 Ashmore Dr, Nashville, TN 37221

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, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 hand this 29th day of June, 2012.

Mary Kathleen Batte

Jerrold H. Batte

Cynthia Felker Batte

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Kathleen Batte, Jerrold H. Batte and Cynthia Felker Batte with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of June, 2012.

Notary Public
State of Tennessee at Large

My Commission expires April 13, 2015

