WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120049699 DEEDWARR
Recvd: 07/06/12 08:15 2 pgs
Fees:13.00 Taxes:221.63
20120706-0059267

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $59,900.00.

Affiant

Subscribed and sworn to before me this 3rd day of July, 2012

Notary Public
My Commission expires: April 12, 2013
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Bryan Bateman	CMCO	14810003900
3907 Creekside Drive	7851 Freeway Circle	
Nashville, TN 37220	Middleburg Heights, OH 44130	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joe Doctora**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bryan Bateman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit: Being Lot Number 50 on the Plan of Locustwood, Section V, of record in Book 2663, page 43, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joe Doctora, from The Bank of New York Mellon Trust Company, by deed on April 13, 2012, of record in Instrument Number 20120413-0031809, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2663, page 43, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9885, page 778 and Book 4535, page 317, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3907 Creekside Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 29, 2012

Joe Doctora

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joe Doctora** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 29, 2012

My commission expires MY COMMISSION EXPIRES APRIL 21, 2013

Notary Public

PATRICIA B. HENRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY