WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120049772 DEEDWARR
Recvd: 07/06/12 09:10 3 pgs
Fees:18.00 Taxes:980.50
20120706-0059362

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of June, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cassandra L. Derryberry-Batty	Access National Mortgage	
(NAME)	(NAME)	
6645 Valleypark Drive	1800 Robert Fulton Drive 3350	126160A05900CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Reston, VA, 20191	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Daniel B. Hatcher and wife, Lanita J. Hatcher**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cassandra L. Derryberry-Batty, unmarried**, hereinafter called the Grantee, her 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 No. 59 on the Plan of Riverwalk, Phase 1A, Section 1, and Phase 1B, Section 1, of record in Instrument No. 200110260117231, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel B. Hatcher and wife, Lanita J. Hatcher, by deed dated April 30, 2004 from The Craig Company of record in Instrument No. 20040513-0055487, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 6645 Valleypark Drive, 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 and assigns forever; and we do covenant with the said Grantee 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, 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 our hands this **21st** day of **June, 2012.**

Daniel B. Hatcher by Lanita J. Hatcher, Attorney-in-Fact

Daniel B. Hatcher by Lanita J. Hatcher
Attorney-in-Fact

Lanita J. Hatcher

Lanita J. Hatcher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Lanita J. Hatcher, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **21st** day of **June, 2012.**

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires:
12-10-12

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lanita J. Hatcher, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Daniel B. Hatcher, as his Attorney In Fact, and who acknowledged the execution of the same to be the free act and deed of Lanita J. Hatcher, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 21st day of June, 2012.

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

12-10-12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lanita J. Hatcher, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Daniel B. Hatcher, as his Attorney In Fact, and who acknowledged the execution of the same to be the free act and deed of Lanita J. Hatcher, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 21st day of June, 2012.

Notary Public

LAURIE J. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

12-10-12