WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2013

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Larry Edgmon	Bank of Tennessee	Parcel ID:
2525 Hessey Pass	301 E. Center Street	110030A01100CO
Mount Juliet, TN 37122	Kingsport, TN 37660	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Frank Batson Homes, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Larry Edgmon and wife, Suzanne Edgmon
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in ~~Wilson~~ Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 11, on the Plat of Phase 1, Lakeside Meadows, of record in Instrument 20080331-0031829, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Frank Batson Homes, Inc. by deed from Lakeside Meadows, LLC, of record in Instrument 20120625-0055366, said Register's Office, dated June 22, 2012.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Instrument 20080731-0078498, as amended in Instrument 20110927-0074551, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20080331-0031829, said Register's Office; (3) Dedication of Easement and Maintenance Agreement for Sewer Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument 20120531-0047000 and Instrument 20120717-0062806, said Register's Office; (4) Stormwater Detention Agreement of record in Instrument 20070112-0005324, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2525 Hessey Pass, Mount Juliet, TN 37122

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 28th day of February, 2013.

Frank Batson Homes, Inc.

BY:
Frank C. Batson, President

BILL GARRETT, Davidson County
Trans:T20130018645 DEEDWARR
Recvd: 03/07/13 09:02 2 pgs
Fees:13.00 Taxes:1073.00

20130307-0022687

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Frank Batson Homes, Inc. the within named bargainer, and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frank C. Batson as such President.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 28th day of February, 2013.

My Commission Expires: 9/9/14

Notary Public

ZANA C. PETTY
STATE
OF
TENNESSEE
NOTARY
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DAVIDSON COUNTY, TENN.