This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 072110
PARCEL: 428.00

New Owners Address
Eric R. Bateman
2119 Riverside Drive
Nashville, TN 37216

Send Tax Bills to:
Capital Bank
12195 Metro Pkwy, Suite 2
Fort Myers, FL 33966

BILL GARRETT, Davidson County
Trans:T20130037469 DEEDWARR
Recvd: 05/06/13 11:01 2 pgs
Fees:13.00 Taxes:888.00
20130506-0045366

WARRANTY DEED

THIS INDENTURE, made this 3rd day of May, 2013 between

Kristin Bateman fka Kristin Kullman and husband, Dustin R. Bateman

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Eric R. Bateman, a single man

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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 95, as shown on the map entitled Waters Place, of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kristen Kullman by Warranty Deed dated 7/12/09 from Kerry Bateman of record in Instrument Number 20090612-0054994, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2119 Riverside Drive, Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kristin Bateman fka Kristin Kullman

Dustin R. Bateman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kristin Bateman and Dustin R. Bateman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 3rd day of May, 2013.

Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $240,000.00

Affiant

Sworn to and subscribed before me, this 3rd day of May, 2013.

Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY