WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130048171 DEEDWARR
Recvd: 06/10/13 11:47 2 pgs
Fees: 13.00 Taxes: 554.63

20130610-0058605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$149,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 08/23/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrean C. Manquero	First Bank	**053160270.00**
(NAME)	(NAME)	
736 Stone Hedge Drive	3500 Blue Lake Dr., Ste. 214	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Chetta C. Batey, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Audrean C. Manquero, a married man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 16 on the Plan of Section Four, Stone Hedge of record in Book 9700, Page 265, amended in Book 10159, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chetta C. Ellis by Deed dated March 30, 2007 from Shelley A. Smith and husband Eric Wayne Smith of record in Instrument No. 20070411-0043300, Register's Office for Davidson County, Tennessee. **Chetta C. Ellis has since married Stephen Batey and is now known as Chetta C. Batey.**

Being the same property conveyed to Chetta C. Ellis n/k/a Chetta C. Batey by Quitclaim deed from Butler Builders, LLC. of record in Instrument No. 20130610-0058604 **, Register's Office for Davidson County, Tennessee.**

Stephen Batey joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property by virtue of his marriage to **Chetta C. Batey**

unimproved ☐

This is improved ☒ property, known as **736 Stone Hedge Drive, Old Hickory, TN 37138**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 7th day of June, 2013.

Chetta C. Batey

Stephen Batey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **Chetta C. Batey and husband, Stephen Batey** whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 7th day of June, 2013.

Commission expires: May 8, 2017

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public