BILL GARRETT, Davidson County
Trans:T20130077851 DEEDWARR
Recvd: 09/09/13 11:48 2 pgs
Fees:13.00 Taxes:695.60
20130909-0094882

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOY CARNEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

R-VRES-13-1450

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peter A. King	SWBC Mortgage Corporation	
(NAME)	(NAME)	
1450 Janie Avenue	9311 San Pedro Ave., Ste 100	072-04-0-269.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **REBECCA A. BATSON, A MARRIED WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PETER A. KING, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 8, BLOCK E, MAP OF COUNTRY CLUB ESTATES OF RECORD IN PLAT BOOK 843, PAGE 95, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY MADE BY CANTRELL, CONNELL, AND GREEK, ENGINEERS, DATED NOVEMBER 22, 1950, AS FOLLOWS:

SAID LOT NO. 8 FRONTS 100 FT. ON THE SOUTHWESTERLY SIDE OF JANIE AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINE 175 FEET TO A LINE IN THE REAR MEASURING 100 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO REBECCA A. BATSON BY WARRANTY DEED FROM CLIFTON RANDY CAYCE OF RECORD AT INSTRUMENT NO. 20071016-0122509, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 18, 2007 AND RECORDED ON OCTOBER 16, 2007.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT HE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN OR PLAT BOOK 843, PAGE 95, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **1450 Janie Avenue Nashville, Tennessee 37216**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 27th day of August, 2013.

Rebecca A. Batson

Danny Batson

STATE OF Tennessee
COUNTY OF Davidson

and Danny Batson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca A. Batson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of August, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2017

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212