BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20130083242 DEEDWARR
Recvd: 09/26/13 11:15 3 pgs
Fees:18.00 Taxes:843.60

20130926-0101088

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 2013.

_____
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David G. Morandi	SAME	Map 147-1
(NAME)	(NAME)	Parcel 113
313 Lynn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **WILLIAM B. BATSON, JR. ESTATE**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID G. MORANDI AND LAURA L. MORANDI, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 2900 on the Plan of Caldwell Hall, Section III, of record in Plat Book 2900, page 131, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William B. Batson, Jr. and wife, Bobbie D. Batson, by deed dated September 22, 1961, from The Kennedy Corp. of record in Book 3282, page 387, said Register's Office. Bobbie D. Batson died June 25, 2000, vesting title solely in William B. Batson, Jr. as the surviving tenant by the entirety. William Bailey Batson, Jr. (a/k/a William B. Batson, Jr.) died January 25, 2007. The estate of William Bailey Batson, Jr. was probated on September 20, 2013 under Docket No. 13P1449 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Matilda Ann Batson and Garry M. Batson were appointed Co-Executors of the Estate of William Bailey Batson, Jr., with full power to sell real estate.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 2900, page 131, said Register's Office; and (c) restrictive covenants of record in Book 1788, page 108 and Book 3164, page 225, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 313 Lynn Drive, Nashville, Tennessee 37211
(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 my hand this 24th day of September, 2013.

William B. Batson, Jr. Estate

By: Matilda Ann Batson
Matilda Ann Batson, Executrix

STATE OF Georgia
COUNTY OF Cobb

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Matilda Ann Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Estate of William B. Batson, Jr. Estate and executed the within instrument as such Executrix.

Witness my hand and official seal at Kennesaw (city), Georgia (state) this 24th day of September, 2013.

Commission expires:

Philicie Burkhead
Notary Public

PHILICIE BURKHEAD
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires Aug. 13, 2017

Witness my hand this 24th day of September, 2013.

William B. Batson, Jr. Estate

By: _____

Garry M. Batson, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Garry M. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of William B. Batson, Jr. Estate and executed the within instrument as such Executor.

Witness my hand and official seal at Nashville, Tennessee this 24th day of September, 2013.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

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Notary Public