BILL GARRETT, Davidson County
Trans:T20130096205 DEEDWARR
Recvd: 11/12/13 11:33 2 pgs
Fees:13.00 Taxes:1933.25

20131112-0116737

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$522,500.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of November, 2013.

Notary Public

My commission expires: 3.6.2016

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
**Gregory S. Perrone, PC, Attorney At Law**
**109 Westpark Drive, Suite 330, Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Michael S. Batty and Patricia L. Bradford** | Farmington Financial | **104-14-0H-017.00-CO** |
| **337 Whitworth Way** | 2002 Richard Jones Rd | |
| **Nashville, TN 37205** | Nashville TN 37215 | |
| | | |

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,

**STUART H. CAPLAN, AS TRUSTEE FOR THE STUART H. CAPLAN REVOCABLE LIVING TRUST AND JANIE F. CAPLAN, TRUSTEE FOR THE JANIE F. CAPLAN REVOCABLE LIVING TRUST,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**MICHAEL S. BATTY AND PATRICIA L. BRADFORD, MARRIED,**

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(s) 17, as shown on the map entitled the Plan of Whitworth, Phase 3, Section 1, of record in Plat Book 7900, pages 866 - 868, as amended in Book 9582, page 834 and Book 10270, page 34, 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 STUART HARLAN CAPLAN AND WIFE, JANIE FERGUSON CAPLAN, by Deed from ROCHFORD REALTY AND CONSTRUCTION COMPANY, INC., of record in Book 10507, page 168, dated June 24, 1997, said Register's Office. Being further conveyed to STUART H. CAPLAN, TRUSTEE OF THE STUART H. CAPLAN REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 16, 2001, A ONE-HALF (1/2) UNDIVIDED INTEREST AS TENANTS IN COMMON AND TO JANIE F. CAPLAN, TRUSTEE OF THE JANIE F. CAPLAN REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 16, 2001, A ONE-HALF (1/2) UNDIVIDED INTEREST AS TENANTS IN COMMON , by Quitclaim Deed from STUART HARLAN CAPLAN AND JANIE FERGUSON CAPLAN, of record in Instrument No. 20020424-0050670, dated April 22, 2002, said Register's Office. Being further conveyed to STUART H. CAPLAN AND JANIE F. CAPLAN, by Quitclaim Deed from STUART H. CAPLAN, AS TRUSTEE FOR THE STUART H. CAPLAN REVOCABLE LIVING TRUST AND JANIE F. CAPLAN, TRUSTEE FOR THE JANIE F. CAPLAN REVOCABLE LIVING TRUST, of record in Instrument No. 20040107-0002831, dated December 9, 2003, said Register's Office. Being further conveyed to STUART H. CAPLAN, AS TRUSTEE FOR THE STUART H. CAPLAN REVOCABLE LIVING TRUST AND JANIE F. CAPLAN, TRUSTEE FOR THE JANIE F. CAPLAN REVOCABLE LIVING TRUST, by Quitclaim Deed from STUART H. CAPLAN AND JANIE F. CAPLAN, of record in Instrument No. 20040107-0002833, dated December 9, 2003, said Register's Office.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **337 Whitworth Way, Nashville, TN 37205**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 8th day of November, 2013.

Stuart H. Caplan, as Trustee

**Stuart H. Caplan, as Trustee**

Janie F. Caplan, as Trustee

**Janie F. Caplan, as Trustee**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Stuart H. Caplan**, 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 Trustee of the within named bargainor, a Trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said **Stuart H. Caplan** as such Trustee.

Witness my hand, at office, this 8th day of November, 2013.

Kristen Jacoby

Notary Public
My Commission Expires: 09-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Janie F. Caplan**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, a Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said **Janie F. Caplan** as such Trustee.

Witness my hand, at office, this 8th day of November, 2013.

Kristen Jacoby

Notary Public
My Commission Expires: 09-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY