BILL GARRETT, Davidson County
Trans:T20130103013 DEEDWARR
Recvd: 12/09/13 14:25 2 pgs
Fees:13.00 Taxes:305.25
20131209-0124900

Warranty Deed

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $82,500.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 6th day of December, 2013. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
D222, LLC	New Owner	
1310 Sixth Avenue North		94-01-0-283
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM RAY BATEY, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D222, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSONCOUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts of land in said County and State as follows:

TRACT NO. 1: Being Lot No. 417 on the Plat of the Edgefield Land Company's Fourth Addition, as of record in Plat Book 57, Page 153, Register's Office for Davidson County, Tennessee.

Said Lot No. 417 fronts 50 feet on the easterly side of South 14th Street and runs back 253.7 feet on the northerly line and 253.8 feet on the southerly line to an alley, measuring 50 feet thereon.

TRACT NO. 2: That part of an area marked "reserved" on the Plan of Shelby Village. No. Two, and of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee, being part of an area included in City Alley 746, extending across the rear of Lot 417 on the plan of Edgefield Land Company's Fourth Subdivision as recorded in Plat Book 57, Page 153, Register's Office for Davidson County, Tennessee, and running in an easterly direction from the rear of said lot and across the entire width thereof designated "reserved" and across said "Alley 746" to the west right of way line of the street designated as "Village Court" shown on said Plan of Shelby Village No. Two.

Being the same property conveyed to Mary Batey and, husband Curtis Batey, by Warranty Deed from Mary Batey of record at Book 4068, Page 507, Register's Office for Davidson County, Tennessee, dated October 5, 1966, and recorded on October 17, 1966. Said Mary Batey and Curtis Batey having since died. See also Affidavit of Heirship of record in Book 10257, Page 395, Register's Office for Davidson County, Tennessee, dated November 5, 1996, recorded November 12, 1996.

Being the same property conveyed to William Ray Batey by Quitclaim Deed from Mary Lisa Batey Uhles, single and Donna Lynn Batey Warren, single of record at Instrument No. 20130604-0056248, Register's Office for Davidson County, Tennessee, dated June 4, 2013 and recorded on June 4, 2013.

See also Affidavit in Instrument Number 20131007-0105002, dated October 4, 2013, recorded October 7, 2013, rerecorded in Instrument Number 20131030-0112667, dated June 4, 2013, recorded October 30, 2013, also Affidavit in Instrument Number 20131007-0105003, recorded October 7, 2013, rerecorded in Instrument Number 20131030-0112668, dated October 4, 2013, recorded October 30, 2013 and Affidavit in Instrument Number 20131107-0115621, dated November 6, 2013, recorded November 7, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property known as 609 South 14th St. & 610 Village Court, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of December, 2013.

William Ray Batey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Ray Batey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of December, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

Linda Batey, spouse of William Ray Batey, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Linda Batey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 6th day of December, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY