Prepared from information furnished by the parties.

BILL GARRETT, Davidson County
Trans:T20140008698 DEEDWARR
Recvd: 02/06/14 12:26 2 pgs
Fees:13.00 Taxes:241.38
20140206-0010606

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,237.88

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.9.14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Frank Batson Homes, Inc.	NEW OWNER	Parcel ID:
120 Donelson Pike		110030A00500CO
Nashville, TN 37214		

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

Lakeside Meadows, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Frank Batson Homes, Inc.

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. 5, on the Plan of Final Plat, Phase 1, Lakeside Meadows, of record in Instrument 20080331-0031829, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Lakeside Meadows, LLC by deed from B&P Developments, Inc., of record in Instrument 20070328-0036959, Register's Office for said County. See also deed from Margaret Louise Felts, unmarried, of record in Instrument 20070328-0036961, and deed from Lucinda Renee Rice, Executrix of the Estate of Lucy Benson McCrary, of record in Instrument 20070328-0036963, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20080331-0031829, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 2616 Lakeside Meadows Drive, Mount Juliet, TN 37122

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 5th day of February, 2014.

Lakeside Meadows, LLC

BY: _____

Frank C. Batson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank C. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and upon his oath acknowledged himself to be the President of Lakeside Meadows, LLC, the within named bargainer, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 2014.

My Commission Expires: 9-9-14

Notary Public

