Return To: 14-0038
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140016534 DEEDWARR
Recvd: 03/11/14 14:36 2 pgs
Fees:13.00 Taxes:425.50
20140311-0020459

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $115,000.00

Donya Thomas
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF MARCH, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/4/17

JANIS L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6141 PLEASANT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Charles B. Kaster and Danielle N. Pleasant	Same	05016000300
3404 Hunley Drive		
Nashville, TN 37207		

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 ACKNOWLEDGE, WE,

JOHN P. BATEMAN, UNMARRIED AND CECIL D. BATEMAN, MARRIED

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

CHARLES B. KASTER AND DANIELLE N. PLEASANT, 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 59, PLAN OF SKY VIEW, as shown on plat of record in Plat Book 2331, Pages 54-55, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to John P. Bateman, unmarried, and Cecil D. Bateman, married by Warranty Deed from Susan Ezzell and Tom Ezzell and Jimmy Ezzell, recorded on the 1st day of September, 2011 in Instrument No. 20110901-0068002, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SKY VIEW, as recorded in Plat Book 2331, Page(s) 54-55, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2444, Page 576 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 3404 Hunley Drive, Nashville, TN 37207

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 that we 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 Our hand on the 6th day of March, 2014.

John P. Bateman

John P. Bateman

By: _____, Attorney is Fact

J. Carlton Drumwright, Attorney-in-Fact

Cecil D. Bateman

Cecil D. Bateman

By: _____, Attorney is Fact

J. Carlton Drumwright, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of John P. Bateman and

Cecil D. Bateman for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of John P. Bateman and Cecil D. Bateman.

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of March, 2014.

_____

Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

File #: 14-R6141 PLEASANT

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067