WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140028471 DEEDWARR
Recvd: 04/25/14 14:16 2 pgs
Fees:13.00 Taxes:444.00

20140425-0035102

LYNDA L. KING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Cheryl Mote
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2014.

Lynda L King
Notary Public

MY COMMISSION EXPIRES: 1/19/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Alan Batson	First National Mortgage Services, LLC	84-01-0-077.00
(NAME)	(NAME)	
2603 Colbert Dr.	2230 Mercury Boulevard	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Murfreesboro, TN 37130	
(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, WE, James Gary Batson and Herbert Dean Batson and Glen Bradley Batson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Alan Batson, an unmarried person, James G. Batson and wife, JoAnn N. Batson, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 10 Rosebank Court Subdivision, as of record in Book 3106, page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 177 feet on the southerly side of Colbert Drive and runs back 192.1 feet on the westerly line and 177.2 feet on the easterly line to a broken line in the rear on which it measures 132.23 feet.

Being the same property conveyed to Glen Bradley Batson, Herbert Dean Batson and James Gary Batson by Quitclaim Deed March 25, 2014, for 00/100 Dollars consideration, from Carolyn Crawford Batson a/k/a Carolyn C. Batson, as shown of record in Instrument #20140327-0025088, and Scrivener's Affidavit of record in Instrument #20140404-0028331, Register's Office for Davidson County, Tennessee. See also Davidson County Probate Clerk Docket Number 12P-1620, James Blount Batson (deceased) to Glen Bradley Batson, Herbert Dean Batson and James Gary Batson, also for 00/100 Dollars consideration. For further reference see deed dated October 9, 1962, of record in Book 3461, page 521, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants as shown of record in Book 3316, page 339, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☒ property, known as 2603 Colbert Dr., Nashville, TN 37206

(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 our hands this 23rd day of April, 2014.

Glen Bradley Batson

James Gary Batson

Herbert Dean Batson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Gary Batson, the bargainor, 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.

Witness my hand and official seal at Murfreesboro, Tennessee, this the 23rd day of April, 2014.

Commission expires: 5-20-17

Notary Public

KEVIN N. LOWRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herbert Dean Batson, the bargainor, 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.

Witness my hand and official seal at Murfreesboro, Tennessee, this the 23rd day of April, 2014.

Commission expires: 5-20-17

Notary Public

KEVIN N. LOWRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glen Bradley Batson, the bargainor, 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.

Witness my hand and official seal at Murfreesboro, Tennessee, this the 23rd day of April, 2014.

Commission expires: 5-20-17

Notary Public

KEVIN N. LOWRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY