RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140031488 DEEDWARR
Recvd: 05/07/14 10:33 2 pgs
Fees:13.00 Taxes:650.83
20140507-0038856

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $175,900.00

Affiant

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 1st day of May, 2014.

Notary Public
My commission expires: 9.18.16

06-1404-75577

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Lane	Franklin American Mtg Co.	053-15-0-042.00
708 Crown Ct.	501 Corporate Centre Dr #400	
Old Hickory TN 37138	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shonna M. Batey, now Widuch, a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **to Michael C. Lane and Robyn J. Lane, husband and wife,*** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: ***as joint tenants with right of survivorship**

Land in Davidson County, Tennessee, being Lot No. 37, on the Plan of King Court, Section Four, of record in Book 9700, Page 111, as amended in Book 10159, Page 42, and affidavit in Instrument No. 20060728-0091248, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen W. Batey and wife, Shonna M. Batey by deed from Edward R. Kilpatrick III and wife, Laura M. Kilpatrick, dated January 19, 1999, recorded January 21, 1999, of record in Book 11306, Page 734, Register's Office for Davidson County, Tennessee. Shonna May Phillips Batey and Stephen Wayne Batey were divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 07D-3572.

Further being the same property conveyed to Shonna M. Batey by Quitclaim Deed from Stephen W. Batey, dated March 19, 2008, recorded March 20, 2008, of record in Instrument No. 20080320-0028311, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Marcus Widuch, spouse of Grantor, hereby joins in the execution of this instrument for the purpose of conveying any marital interests (s)he may have in subject property.

This property is improved property known as 708 Crown Ct., Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1st day of May, 2014.

Shonna M. Batey Widuch
Shonna M. Batey, now Widuch

Marcus Widuch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shonna M. Batey, now Widuch and Marcus Widuch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 1st day of April, 2014.

Tabatha Edwards
Notary Public

My Commission expires 11-3-15

