WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140055666 DEEDWARR
Recvd: 07/31/14 13:25 2 pgs
Fees:13.00 Taxes:906.50
20140731-0068419

JUDITH E. JACOBS NOTARY PUBLIC STATE OF TENNESSEE HUTCHERSON CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

William Douglas Battig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JULY 2014.

Notary Public

MY COMMISSION EXPIRES: 2-22-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan F. Peer	F & M Bank	161-1-B/155 CO
(NAME)	(NAME)	
5237 Village Way	P. O. Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Clarksville, TN 37041	
(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, **William Douglas Battig and Carol Loucille Battig, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Frank Peer and Michelle Peer, 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:

Being Lot No 1 on the plan of Villages of Brentwood phase 11 of record in Book 9700, page 949 Register's office of Davidson County, Tennessee and updated in Book 20031219-0181287 Register's office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William Douglas Battig and Carol Loucille Battig by deed from Paula Raffin Pohlmann unmarried dated September 10, 2013 and filed for record as Instrument No. 20130911-0095892 in the Register's office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Book 9700, page 949 and amended in Book 20031219-0181287 Register's Office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's office of Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current years taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☒ property, known as 5237 Village Way, Nashville, TN 37211
(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 _____ day of July 2014.

William Douglas Battig
William Douglas Battig

Carol Loucille Battig
Carol Loucille Battig

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 William Douglas Battig and Carol Loucille Battig the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17 day of July 2014.

Commission expires:

Notary Public

