WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140063516 DEEDWARR
Recvd: 08/27/14 12:12 2 pgs
Fees:13.00 Taxes:842.31
20140827-0078175

B-BR-14-908

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,650.00.

Elizabeth Call
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/25/18
(AFFIX SEAL)

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dawn Whitson and Julice Lee Whitson	Same	
(NAME)	(NAME)	
908 Wyntree South		**75-16-A-6.00 CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **REBECCA A. BATSON, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAWN WHITSON AND JULICE LEE WHITSON, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 6, WALDEN WOODS, PHASE ONE, FIRST REVISION, as shown on plat of record in Plat Book 9700, Page 909, 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 Rebecca A. Batson, a married woman by Special Warranty Deed from LaSalle Bank National Association, as Trustee First Franklin Mortgage Loan Trust 2007-1, Mortgage Loan Asset-Backed Certificates, Series 2007-1, recorded on the 21st day of May, 2008 in Instrument No. 20080521-0052355, in the Register's Office of Davidson County, Tennessee. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WALDEN WOODS, PHASE ONE, FIRST REVISION, as recorded in Plat Book 9700, Page(s) 909 and Boundary Plat recorded in Plat Book 8250, Page 972, 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).
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11244, Page 105 , 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).
- Terms and provisions of by-Laws recorded in Book 11244, Page 120 and Instrument No. 20060321-0032040.
- Charter of Homeowners Association recorded at Instrument Nos. 20030318-0035838 and 20030428-0056611.
- Easement for Right of Way, recorded in Book 1086, Page 379.
- Conveyance of Open Space to Homeowners Association recorded at Instrument No. 20050721-0085299.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **908 Wyntree South, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25th DAY OF AUGUST, 2014.

Rebecca A. Batson, by
Danny Batson, attorney in fact

Rebecca A. Batson by Danny Batson,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danny Batson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of REBECCA A. BATSON, and who acknowledged he/she/they executed the same as the free act and deed of the said REBECCA A. BATSON.

Witness my hand and official seal, this the 25th of August, 2014.

C. Loy Carney

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212