WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140073273 DEEDWARR
Recvd: 09/30/14 10:18 2 pgs
Fees: 13.00 Taxes: 333.00
20140930-0089882

G-VRES-14-0109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Aaron R Bickwermert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARY FRANCES RUDY

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)
Aaron R. Bickwermert	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME) **109 Thistle Lane**	(NAME) **2002 Richard Jones Road Suite 300A**	**86-14-A-109.00 CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Nashville, TN 37215**	
(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 **STEPHEN B. BATSON, II, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AARON R. BICKWERMERT, UNMARRIED,** 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 Unit 109, HERMITAGE MEADOWS, STAGE TWO, as shown on plat of record in Plat Book 5200, Page 682, 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 Stephen B. Batson, II by Warranty Deed from Jeanan Stuart, Conservator for Wanda Faye Hite, recorded on the 3rd day of September, 2008 in Instrument No. 20080903-0090018, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HERMITAGE MEADOWS, STAGE TWO, as recorded in Plat Book 5200, Page(s) 682.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6034, Page 364.
- Terms and provisions of by-Laws recorded in Book 6034, Page 383, Book 7660, Page 612 and Instrument No. 20010327-0029002.
- Charter of Homeowners Association recorded in Book 6034, Page 376, Book 7466, Page 25 and Book 8275, Page 843.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **109 Thistle Lane, 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 26th DAY OF SEPTEMBER, 2014.

Stephen B. Batson, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN B. BATSON, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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