WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140080176 DEEDWARR
Recvd: 10/24/14 09:20 2 pgs
Fees:13.00 Taxes:832.50
20141024-0098115

R-BR-14-1309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2014.

NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

Notary Public

MY COMMISSION EXPIRES: 5/3/2016

(AFFIX SEAL)

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)
Daniel Bateman and Rachel Bateman	NEW OWNER	
(NAME)	(NAME)	**141-15-0C-019.00-C O**
1309 Creek View Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 **JASON GRIFFIN AND WENDY GRIFFIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANIEL BATEMAN AND RACHEL BATEMAN,** 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 No. 191 on the Plan of Phase 6, Rolling River Estates, a Planned Unit Development, of record in Plat Book 5800, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wendy Griffin and wife, Jason Griffin by deed from Patricia A. Winston Rose and husband , David Rose of record in Instrument No. 20020111-0004689 Register's Office for Davidson County, Tennessee, dated December 13, 2001 and recorded on January 11, 2002.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent.
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 34, Register's Office for Davidson County, Tennessee.
- Instruments of record in Book 4892, Page 689, supplemented in Book 5855, Page 605, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 4788, Page 950, amended in Book 4871, Page 640, in the Register's Office for Davidson County, Tennessee.
- By-Laws for Plan of Rolling River Estates of record in Book 4892, Page 679, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1309 Creek View Court , Nashville, Tennessee 37221**.

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 16th DAY OF OCTOBER, 2014.

Jason Griffin

Wendy Griffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON GRIFFIN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of October, 2014.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDY GRIFFIN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of October, 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

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066