Davidson County DEEDWARR
Recvd: 10/29/14 13:43 4 pgs
Fees:23.00 Taxes:777.00
20141029-0099870

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32007-09-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Brenda F. Batson Affiant Subscribed and sworn to before me this 27th day of October, 2014. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV 3, 2015

WARRANTY DEED

Address New Owner: Harold Batson, Brenda Batson 905 Weatherside Court Nashville, TN 37209	**Send Tax Bills To:** Community Bank& Trust 704 Hwy. 70 Pegram, TN 37143	**Tax Information:** Map and Parcel No.: 114 070 B 03800 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer D. Monohan, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harold Batson and wife, Brenda Batson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 905 Weatherside Court, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of October, 2014.

Jennifer D. Monohan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jennifer D. Monohan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section One, Westchase, of record in Instrument No. 20021203-0148525, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jennifer D. Monohan, unmarried, by deed dated October 10, 2003, from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, of record in Instrument No. 20031016-0153650, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Westchase of record in Instrument No. 20021126-0146387, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. All matters appearing on the Plan of record as Instrument No. 20021203-0148525, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 9700, page 521, Register's Office for Davidson County, Tennessee.
4. 100-foot TVA easement of record in Book 751, page 374, and Book 787, pages 13 and 14, Register's Office for Davidson County, Tennessee.
5. Easement for ingress of egress to and from a family cemetery set out in Book 2484, page 315, Register's Office for Davidson County, Tennessee.
6. Agreement for dedication of sewer line easement of record in Instrument No. 20021028-0131574, Register's Office for Davidson County, Tennessee.
7. Agreement for dedication of public utilities easement of record in Instrument No. 20021104-0134795, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017