WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Frank Batson Homes, Inc.	Frank Batson Homes, Inc.	Parcel ID:
120 Donelson Pike	120 Donelson Pike	062110A00200CO
Nashville, TN 37214	Nashville, TN 37214	

FOR AND IN 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

Philip Wayne Diana and wife, Ellen Sharpe Diana

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Frank Batson Homes, Inc.

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:

Land in Davidson County, Tennessee, being Lot No. 2, Pennington Bend Chase, as shown on plat of record in Instrument 20060531-0063604, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said plat was prepared by Steven D. Delle, TN RLS No. 1710, Dale & Associates, Inc., 516 Heather Place, Nashville, TN 37204, dated March 8, 2005, and revised July 7, 2005.

BEING the same property conveyed to Philip Wayne Diana and Ellen Sharpe Diana by deed from Laura Goodwin and David M. Shearon, and Cambridge Builders Corp., of record in Instrument 20070621-0073927, dated June 14, 2007, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20061005-0123739, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20060531-0063604, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 205 Valley Bend Drive, Nashville, TN 37214

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 27th day of February, 2015.

Philip Wayne Diana

Ellen Sharpe Diana

BILL GARRETT, Davidson County
Trans:T20150014918 DEEDWARR
Recvd: 03/02/15 10:43 2 pgs
Fees:13.00 Taxes:222.00

20150302-0017639

STATE OF FLORIDA
COUNTY OF Polk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip Wayne Diana and Ellen Sharpe Diana, 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 20th day of February, 2015.

My Commission Expires: 5-23-16 Wiley Johnson
Notary Public

WILEY JOHNSON
Notary Public, State of Florida
My comm. expires May 23, 2016
Commission Number EE 183156