BILL GARRETT, Davidson County
Trans:T20150038268 DEEDWARR
Recvd: 05/18/15 10:43 2 pgs
Fees:13.00 Taxes:839.90
20150518-0045340

WARRANTY DEED

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of April 2015

Notary Public

MY COMMISSION EXPIRES: 5/8/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Peter D. Himmelreich and Jessica A. Himmelrich	Bank of America	052 13 0 066.00
(NAME)	(NAME)	
2137 Wooddale Lane	4500 Amon Carter Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville 37214	Ft Worth TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Seven Thousand And No/100 Dollars ($227,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shane Batchelor and Rebecca Batchelor*, husband and wife** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jessica A. Himmelreich and Peter D. Himmelreich, her husband**, 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. 23 on the plan of Wooddale Grove Annex Subdivision, as shown by plat of record in Plat Book 547, Page 109-110, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael S. Batchelor, a single person and Rebecca L. Self, a single person by Warranty Deed from Birchcrest Properties I, LLC dated October 30, 2008 and recorded November 14, 2008 in Instrument No. 20081114-0112796, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

* Rebecca Batchelor formerly known as Rebecca Self

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unimproved ☐
This is improved ☒ property, known as 2137 Wooddale Lane, 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, has 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 29th day of April, 2015.

Shane Batchelor

Rebecca Batchelor

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Shane Batchelor and Rebecca Batchelorthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of April, 2015.

Notary Public

My Commission Expires: ~~September 10, 2018~~ 11/26/17

(SEAL)

Chris A. Fuentes
State of Tennessee Notary Public
Williamson County

File Number: GRN-151228