WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-25725

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott Raymer	NEW OWNER	159-06-0A-003.00-C
(NAME)	(NAME)	
1408 Richland Woods Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150039433 DEEDWARR
Recvd: 05/20/15 15:41 2 pgs
Fees:13.00 Taxes:6567.50
20150520-0046774

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Garry Batson and wife, Lizbeth Renee Batson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Scott Raymer and Robert Wesley Spining, tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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. 3, on the Final Plat of Richland Woods Subdivision Cluster Lot Development, of record as Instrument No. 20051128-0142574, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Garry Batson and wife, Lizbeth Renee Batson, by Special Warranty Deed from Jon Small and Jeanine Small, dated 10/10/2007, recorded 10/16/2007 of Record in Instrument No. 20071016-0122836, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record as Plat Instrument No. 20051128-0142574, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20051215-0150673, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Stormwater Detention Agreement from Richland Woods, LLC to Metropolitan Government of Nashville and Davidson County, recorded of record in Instrument No. 20050526-0059724, in the

Register's Office for Davidson County, Tennessee.
Charter recorded of record in Instrument No. 20050517-0055615, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement recorded of record in Instrument No. 20080508-0047391, in the Register's Office for Davidson County, Tennessee.
Grant of Easement recorded of record in Instrument No. 201301290009235, in the Register's Office for Davidson County, Tennessee.
Grant of Easement recorded of record in Instrument No. 201301290009236, in the Register's Office for Davidson County, Tennessee.
Grant of Easement recorded of record in Instrument No. 201303130025015, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1408 Richland Woods Lane, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 15th day of May, 2015.

Garry Batson

Lizbeth Renee Batson

State of Tennessee
County of Williamson

Personally appeared before me Garry Batson and Lizbeth Renee Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2015.

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027