BILL GARRETT, Davidson County
Trans:T20150051458 DEEDWARR
Recvd: 06/26/15 11:27 3 pgs
Fees:18.00 Taxes:3885.00
20150626-0061691

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box 26b #15015

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Charlotte Partners, LLC 1221 McGrace Lane Nashville, TN 37220	New Owner	091-15-0-383.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Dennis Ray Batey (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Charlotte Partners, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of the Subdivision of the Preston Loveless Property, of record in Book 5800, page 224, Register's Office, Davidson County, Tennessee.

Said Lot No. 1 fronts 100.0 feet on the southerly margin of Charlotte Pike and extends back 112.0 feet on the westerly line and 103.0 feet on the westerly line to a broken line in the rear measuring 106.32 feet thereon.

Being the same property conveyed to Dennis Ray Batey by Warranty Deed from Floyd A. Batey, Sr. of record in Book 10855, page 884, said Register's Office of Davidson County, Tennessee.

Floyd A. Batey, Sr. joins in this conveyance to relinquish his option to re-purchase the above described real property as conveyed in the Warranty Deed of record in Book 10855, page 884, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. All matters as shown on the plan of Subdivision of the Preston Loveless Property of record in Book 5800, page 224, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 5303 Charlotte Avenue, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $1,050,000.00.

Affiant

Subscribed and sworn to before me this 25th day of June, 2015.

Notary Public

Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and against the lawful claims of all persons whomsoever.

Witness my hand this 25th day of June, 2015.

Dennis Ray Batey

Floyd A. Batey, Sr.

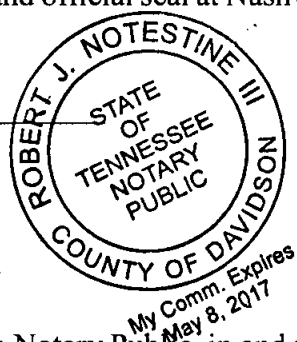
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Dennis Ray Batey with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of June, 2015.

Notary Public

My Commission Expires:



STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Floyd A. Batey, Sr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of June, 2015.

Notary Public

My Commission Expires:

