BILL GARRETT, Davidson County
Trans:T20150051735 DEEDWARR
Recvd: 06/29/15 08:51 2 pgs
Fees:13.00 Taxes:166.50
20150629-0061983

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Lorena Carreon Maldonado
305 Charmaine Ct
Antioch, TN 37013

MORTGAGEE
None.

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 148 14 0
PARCEL 246.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Richard B. Batson, Jr., married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lorena Carreon Maldonado and husband, Hector Manuel Vazquez-Martinez** 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. 76-B on the zone Lot Division of Lots 74, 75, and 76, Haywood Forest, Section 3 of record in Plat Book 5800, page 234, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Richard B. Batson, Jr. by deed dated June 7, 2004 from Sharon Covington and husband, William T. Covington, filed of record in Instrument No. 20040607-0067015, Register's Office for Davidson County, Tennessee.

This property is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5583, Page 115 and Book 6156, page 771; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5800, Page 234, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4838 Gillespie Drive Antioch, TN 37013.**

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 22nd day of June, 2015.

Richard B. Batson, Jr.

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard B. Batson, Jr., the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of June, 2015.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.6.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $45,000.00.

Lorena Carreon Maldonado
AFFIANT

Subscribed and sworn to before me this 22nd day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY