BILL GARRETT, Davidson County
Trans:T20150053593 DEEDWARR
Recvd: 07/02/15 12:51 2 pgs
Fees:13.00 Taxes:1679.49

20150702-0064311

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 $ 453,915.00

Sandra Kay Cooke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 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:
Sandra Kay Cooke	Bank of Tennessee	Parcel ID:
3178 Earhart Rd.	301 E. Center St.	098060A11600CO
Hermitage, TN 37076	Kingsport, TN 37660	

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

Frank Batson Homes, Inc.

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

Sandra K. Cooke and Terri Lynn Dye, both unmarried, as joint tenants with right of survivorship

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:

BEING Lot No. 108, on the Plan of Phase One, Section B, Bridgewater, of record in Instrument 20060425-0046949, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067982, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Frank Batson Homes, Inc. by deed from Tim G. Davis, married, of record in Instrument 20141001-0090516, said Register's Office, dated September 30, 2014. And being the same property conveyed to Tim G. Davis, married, by deed from Bridgewater Hermitage, LLC, of record in Instrument 20070530-0063938, said Register's Office, dated May 29, 2007.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20051024008043, 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 20060425-0046949 and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067982, 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 ( )

This is Improved (X) property, known as 3178 Earhart Rd., Hermitage, TN 37076

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 my hand this 30th day of June, 2015.

Frank Batson Homes, Inc.

BY: Ronald Grizzard
Ronald Grizzard
Secretary Treasurer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ronald Grizzard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Secretary Treasurer respectively of the Frank Batson Homes, Inc. the within named bargainer, and corporation, and that he/she as such Secretary Treasurer being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ronald Grizzard as such Secretary Treasurer.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2015.

My Commission Expires: 7-2-18

Notary Public

