WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Brittany Goins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF JUNE, 2015.

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 2/24/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hunter Batson	New Owner	161 06 0A 065.00
(NAME)	(NAME)	
1071 Ashmore Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Three Thousand And No/100 Dollars ($203,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Meadows, unmarried**, hereinafter called the Grantor, has bargained and sold; and by these presents does transfer and convey unto **Hunter Batson**, hereinafter called the Grantee, his 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 Unit 65 on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit A-1 to the Declaration of Protective Covenants, Conditions and Restrictions and Easements for Oakhill Townhomes of record in Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Andrew Meadows, unmarried man by Warranty Deed from Jennifer Vaughan Pence f/k/a Jennifer Vaughan dated May 31, 2012 and recorded June 6, 2012 in Instrument No. 20120606-0049294, 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.

unimproved ☐
This is improved ☒ property, known as 1071 Ashmore Drive, Nashville, TN 37211

File Number: FRN-152728

BILL GARRETT, Davidson County
Trans: T20150053664 DEEDWARR
Recvd: 07/02/15 14:04 2 pgs
Fees: 13.00 Taxes: 751.10
20150702-0064409

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 30th day of June, 2015.

Andrew Meadows

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Andrew Meadows, the 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 30th of June, 2015.

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-152728