BILL GARRETT, Davidson County
Trans:T20150054262 DEEDWARR
Recvd: 07/06/15 14:34 2 pgs
Fees:13.00 Taxes:203.50
20150706-0065191

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

ADDRESS NEW OWNER:
Carlos Moreno & Juana G. Moreno
7031 Wikle Rd West
Brentwood, TN 37027

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, we, **Richard B. Batson, Jr., married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Carlos Moreno and wife, Juana G. Moreno,** 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. 72-B on the zone Lot Division of Lots 87, 88, 90, 91 and 92, Haywood Forest, Section 3 of record in Plat Book 5200, page 245, as amended in Book 5800, page 285, 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 July 30, 2004 from Curbside Properties, LLC, filed of record in Instrument No. 20040730-0091177, 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.

Helen Batson executed this instrument on behalf of Richard B. Batson, Jr. pursuant to a Power of Attorney which is being placed of record concurrently herewith.

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

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 5200, Page 245, amended by Book 5800, page 285, Register's Office, Davidson, County, Tennessee.

This is improved property known as 4841 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 30th day of June, 2015.

Richard B. Batson, Jr.
By: Helen Batson, Attorney-in-Fact
Helen Batson attorney-in-fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen Batson, as Attorney-in-Fact for Richard B. Batson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.1.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $55,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of June, 2015.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.1.16