BILL GARRETT, Davidson County
Trans:T20150054598 DEEDWARR
Recvd: 07/07/15 10:46 2 pgs
Fees:13.00 Taxes:925.00
20150707-0065636

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2015.

Notary Public
My commission expires: 12/27/17

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

02-1505-49499

Address of New Owner:	Send Tax Bills to:	Tax Information:
Long H. Phan	Pinnacle Bank	109-01-0-A-028.00-CO
3909 Lakeridge Run	150 3rd Avenue South, Ste 900	
Nashville TN 37214	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tom S. Battle, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Long H. Phan, unmarried**, hereinafter called the Grantees, their successors 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. 36, on the Plan of Phase Two, Lakeridge, of record in Book 9700, Page 114, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tom S. Battle and wife, Carol T. Battle by Warranty Deed from Frank Batson Homes, Inc., dated September 27, 1996, recorded October 2, 1996, of record in Book 10210, Page 876, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tom S. Battle by Quitclaim Deed from Carol T. Battle, dated December 3, 2009, recorded December 16, 2009, of record in Instrument No. 20091216-0114527, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3909 Lakeridge Run, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 2nd day of July, 2015.

Tom S. Battle

Tom S. Battle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tom S. Battle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 2nd day of July, 2015.

Notary Public
State of Tennessee at Large

My Commission expires:

12/7/17

