WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2015

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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:
Frank Batson Homes, Inc.	Frank Batson Homes, Inc.	Parcel ID:
120 Donelson Pike, Ste. 101	120 Donelson Pike, Ste. 101	110030A10200CO &
Nashville, TN 37214	Nashville, TN 37214	110030A08900CO

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

Lakeside Meadows, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Frank Batson Homes, Inc.
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. 102 & 89, on the Plan of Final Plat, Phase 3, Lakeside Meadows, of record in Instrument 20150406-0029421, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lakeside Meadows, LLC by deed from B & P Developments, Inc., of record in Instrument 20070328-0036959, dated Mach 27, 2007, and by deed from Margaret Louise Felts, unmarried of record in Instrument 20070328-0036961, dated March 26, 2007, and by deed from Lucinda Renee Rice, Executrix of the Estate of Lucy Benson McCrary of record in Instrument 20070328-0036963, Register's Office for said County.

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 (X)

This is Improved ( ) property, known as 2565 & 2572 Hessey Pass, Mount Juliet, TN 37122

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 25th day of August, 2015.

Lakeside Meadows, LLC

BY:
Frank C. Batson
President

BILL GARRETT, Davidson County
Trans: T20150072432 DEEDWARR
Recvd: 08/26/15 11:14 2 pgs
Fees: 13.00 Taxes: 451.40
20150826-0086386

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank C. Batson 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 President respectively of the Lakeside Meadows, LLC the within named bargainer, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Frank C. Batson as such President.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of August, 2015.

My Commission Expires: 2.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.