BILL GARRETT, Davidson County
Trans:T20150080564 DEEDWARR
Recvd: 09/22/15 10:54 2 pgs
Fees:13.00 Taxes:658.60
20150922-0096181

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of September, 2015 by and between Rebecca J. Meyer n/k/a Rebecca Beil and husband, Francis Beil, hereinafter referred to as GRANTOR, and Hunter C. Batson, unmarried, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 404 on the Plan of Second Revision, Phase Six of Villages of Brentwood, of record in Book 6900, page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca J. Meyer, unmarried by Warranty Deed from Joshua Lee Williams and Teresa Kathleen Williams dated November 16, 2009, recorded December 2,. 2009, of record in Instrument No. 20091202-0110246, Register's Office for Davidson County, Tennessee.

The said Rebecca J. Meyer, unmarried, now known as Rebecca Beil, by marriage to Francis Beil.

This is [xx]improved [ ]unimproved property known as: 5517 Fairhaven Dr, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Rebecca J. Meyer n/k/a Rebecca Beil

Francis Beil

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Rebecca J. Meyer n/k/a Rebecca Beil and Francis Beil, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 18th day of September, 2015.

Notary Public

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 30, 2016

Name and Address of Property Owner:
Hunter C. Batson
5517 Fairhaven Dr, Nashville, TN 37211

Send Tax Statements to:
New Owner

Map & Parcel: 161-10-0-B-116.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $178,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 18th day of September, 2015.

Jennifer Crowell
Notary Public

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

My Commission Expires: 2/24/18

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

15-1-262