BILL GARRETT, Davidson County
Trans:T20150089179 DEEDWARR
Recvd: 10/20/15 11:52 2 pgs
Fees:13.00 Taxes:270.10

20151020-0106513

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 2.2.18
(AFFIX SEAL)

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.	NEW OWNER	Parcel ID:
120 Donelson Pike	120 Donelson Pike	063040A11600
Nashville, TN 37214	Nashville, TN 37214	

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

Michael S. Smith and wife, Sherry D. Smith

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:

Land in Davidson County, Tennessee, being Lot No. 118, on the Plat of Cleveland Hall Subdivision, Phase III, of record in Instrument 20060106-0002332, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael S. Smith and wife, Sherry D. Smith by Quitclaim Deed from Maribel V. Lineberry, an unmarried woman, of record in Instrument 20081031-0108889, said Register's Office, dated October 21, 2008. See also deed of record in Instrument 20070403-0039487, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 11725, Page 76, amended in Instrument 20050307-0024504; Instrument 20051202-0144894; Instrument 20060113-0005680; Instrument 20071220-0146113; Instrument 20080208-0013290; Instrument 20081014-0103112; Instrument 20120912-0082762; and Book 11725, Page 110, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20060106-0002332, said Register's Office; (3) Sanitary Sewer Easement in Book 8006, page 677, said Register's Office; (4) Public Utility Easement in Book 7844, Page 242, said Register's Office; (5) Easement to Cumberland Utility District in Book 7994, Page 173, and Book 8068, Page 524, said Register's Office; (6) Storm Water Detention Agreement of record in Instrument 20060906-0110130, said Register's Office; (7) Drainage Easement in Book 5763, Page 287, said Register's Office; (8) Easement for Ingress and Egress and Utility Easement of record in Book 7844, Page 249, said Register's Office; (9) Utility and Drainage Easement of record in Book 7844, Page 262, and Book 7844, Page 272, said Register's Office; (10) Drainage & Construction Easement of record in Book 7844, Page 268, said Register's Office; (11) Water Line Easement in Book 7994, Page 167, said Register's Office; (12) Easement to Nashville & Eastern Railroad Authority of record in Book 8068, Page 524, said Register's Office.

The signature of Michael S. Smith is signed by his duly appointed Attorney-in-Fact, Sherry D. Smith, pursuant to the Power of Attorney of record in Instrument 20151020-0106512, said Register's Office.

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 1557 Stokley Lane, Old Hickory, TN 37138

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 16th day of October, 2015.

Michael S. Smith BY: Sherry D. Smith ATTY IN FACT
Michael S. Smith
By: Sherry D. Smith, as Attorney-in-Fact

Sherry D. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry D. Smith, 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.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of October, 2015.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Sherry D. Smith, 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 on behalf of Michael S. Smith as his Attorney in Fact as the free act and deed of the within named Michael S. Smith.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of October, 2015.

My Commission Expires: 7.2.18

Notary Public

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