BILL GARRETT, Davidson County
Trans:T20150089582 DEEDWARR
Recvd: 10/21/15 09:51 2 pgs
Fees:13.00 Taxes:610.13
20151021-0106938

WARRANTY DEED

Please Record and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #150
Brentwood, TN 37027

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARGARET R. MEANS DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heidi Collins	Heidi Collins	141-6-D-126.00CO
(NAME)	(NAME)	
3253 Harpeth Springs Drive	3253 Harpeth Springs Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Karen S. Rochelle n/k/a Karen Rochelle Batten,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Heidi Collins, unmarried** 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 Unit No. 126 on the plan of Horizontal Property Regime Private Element Plat, Riverbridge Community, a planned unit development , of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Karen S. Rochelle, unmarried by deed dated March 15, 2007 from Julie A. Blake, unmarried of record in Instrument No. 20070316-0032071, Register's Office for Davidson County, Tennessee.

Karen S. Rochelle is now married to Cory Batten and is now know as Karen Rochelle Batten.

Cory Batten joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property by virtue of his marriage to Karen S. Rochelle Batten.

unimproved ☐

This is improved ☑ property, known as 3253 Harpeth Springs Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 16th day of October, 2015.

Karen Rochelle Batten by Cory Batten as Attorney-in-fact
Karen Rochelle Batten
By: Cory Batten as Attorney-in-Fact

Cory Batten
Cory Batten

State of Tennessee
County of Davidson

Before me, the undersigned, of State and County aforesaid, personally appeared **Cody Batten** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

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

Notary Public Justin D. Tatum

My Commission Expires: November 5, 2018

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Cody Batten** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Karen Rochelle Batten** as his Attorney-In-Fact, as the his free act and deed.

WITNESS my hand and seal this 16th day of October, 2015.

Notary Public Justin D. Tatum
My Commission Expires: November 5, 2018

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No.: 15-Collins