BILL GARRETT, Davidson County
Trans:T20150100154 DEEDWARR
Recvd: 11/24/15 15:45 3 pgs
Fees:18.00 Taxes:277.50
20151124-0119396

This Instrument Prepared By:
Rebecca T. Garland
85 WhiteBridge Road, Suite 100-B
Nashville, Tennessee 37205

PREPARED FROM I
SUPPLIED BY THE F

WARRANTY DEED

Address of New Owner:
Gina Neal
2703 Pennington Bend Road
Nashville, TN 37214

Send Tax Bills To:
Owner

MORTGAGEE:

Map and Parcel No.
Map 62, Parcel 270

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt and sufficiency of which is hereby acknowledged, **Billy Batson and wife, Jean Batson** ("Grantors"), by these presents does hereby transfer, sell and convey to **Gina Neal** ("Grantee"), her heirs and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, J.R. Spencer Property and more particularly described as, follows:

A certain tract or parcel of land located in the 3rd Civil District of Davidson County, being more particularly described as follows, to wit:

Beginning at an iron pin(old), in the easterly margin of Pennington Bend Road, the southwest corner of a tract of land which belongs to William A. Strasser, having a deed reference in Deed Book 11219, Page 138, RODCT, the northwest corner of this tract, and continuing as follows: S 84° 15' 00" E, 181.88 feet to an iron pin(new), in the southerly boundary of said tract of land which belongs to William A. Strasser; thence with a new line, as follows: S 01°17'39" W, 76.23 feet to an iron pin(new); thence, N 88°42'21" W, 181.33 feet to an iron pin(new), in the easterly margin of Pennington Bend Road; thence, N 01°17'39" E, 90.36 feet to the point of beginning, containing **.35 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708. D/b/a, Steven E. Artz & Associates, Inc, 4779 Highway 41 North, Springfield, Tennessee 37172, dated October 22, 2010.

The above described tract of land is served by and subject to a 20' foot Common Driveway Easement, as described below:

20' Common Driveway Easement

Beginning at a point, in the easterly margin of Pennington Bend Road, said point being located from an iron pin(old), in the easterly margin of Pennington Bend Road, the

southwest corner of a tract of land which belongs to William A. Strasser, having a deed reference in Deed Book 11219, Page 138, RODCT, S 0°17'39" W, 80.36 a feet **to the point of beginning**, the northwest corner of this easement, and continuing with a new line, as follows: S 88°42'21" E, 135.00; thence, S 0°17'39" W 20.00; thence, N 88°42'21" W., 135.00; thence, N 01°17'39" E 20.00; feet, to the point of beginning, containing, **2,700 Square Feet,** as surveyed by Steven E. Artz, Tennessee License No. 1708. D/b/a, Steven E. Artz & Associates, Inc, 4779 Highway 41 North, Springfield, Tennessee 37172, dated October 22, 2010.

Being the a portion of that property which was conveyed to Billy Batson and wife, Jean Batson by Executors Quitclaim Deed from the Estate of James R. Spencer which is recorded in Instrument No. 20110513-0037015, Register's Office for Davidson County, Tennessee.,(RODCT).

THIS IS IMPROVED PROPERTY with a mailing address of 2701 Pennington Bend Road, Nashville Tennessee, 37214.

This conveyance is subject to (a) 2015 real property taxes and subsequence years and assumed by the grantee(s); (b) all matters appearing on the plan of record; ©) restrictive covenants' (d) easements, and (e) applicable government and zoning regulations.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except as shown herein.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real property to the Grantee her 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.

Any rollback taxes or green belt assessments due as a result of this transfer shall be the sole responsibility of the Grantee.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the _____ day of _____, 2015.

Billy Batson

Billy Batson

Jean Batson

Jean Batson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $_____.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 75,000.00
Jim neal, **Affiant**
Subscribed and sworn before me this the
24th **Day of** November, 2015.
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Billy Batson and Jean Batson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 24 day of November 2015.

Brittany L. Harris
Notary Public

My Commission Expires: 8 May 2018

BRITTANY L. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY