WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 294,572.00

Affiant

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

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

JAMIE C. POLK 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:
Harley Parker Toler	Bank of Tennessee	Parcel ID:
216 Valley Bend Dr.	301 E. Center St.	062110A01000
Nashville, TN 37214	Kingsport, TN 37660	

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

Frank Batson Homes, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Harley Parker Toler and wife, Icie Carole Toler
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. 10, on the Final Plat Cluster Lot Subdivision, Pennington Bend Chase, of record in Instrument 20060531-0063604, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Frank Batson Homes, Inc. by deed from Cambridge Builders Corp. and Laura Goodwin and David M. Shearon, of record in Instrument 20150522-0047259, said Register's Office, dated May 20, 2015. And being the same property conveyed to Laura Goodwin and David M. Shearon, a one half undivided interest by deed from Adco Enterprises, Inc., of record in Instrument 20040120-0007346, dated January 13, 2004, and to Cambridge Builders Corp, a one half undivided interest by deed from Volunteer Investments, of record in Instrument 200003070023292, dated March 6, 2000, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20061005-0123739, Register's Office for said County.

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 20060531-0063604, 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 ( )

This is Improved (X) property, known as 216 Valley Bend Dr., Nashville, TN 37214

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 November, 2015.

Frank Batson Homes, Inc.

BY: _____
Frank C. Batson
President

BILL GARRETT, Davidson County
Trans: T20150100752 DEEDWARR
Recvd: 11/30/15 08:52 2 pgs
Fees: 13.00 Taxes: 1089.92
20151130-0120081

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 Frank Batson Homes, Inc. the within named bargainer, and corporation, 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 corporation, by the said Frank C. Batson as such President.

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

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.