Box 14

G#27871-2

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150101441 DEEDWARR
Recvd: 12/01/15 09:42 2 pgs
Fees:13.00 Taxes:573.50
20151201-0120886

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is **$155,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 30th day of November, 2015.

Cynthia S Priest
Notary Public

My commission expires: 7-8-2017

CYNTHIA S. PRIEST (AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Frank Batson Homes, Inc.** | **"New Owner"** | **063040A06000CO and** |
| **120 Donelson Pike, Suite 101** | | **063040A05900CO, respectively** |
| **Nashville, TN 37214** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Cleveland Hall, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**Frank Batson Homes, Inc., a Tennessee corporation**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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 Nos. 142 and 143 on the Final Plat of Cleveland Hall Subdivision, Phase Four, a Planned Unit Development, of record in Instrument No. 20080201-0010505, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING part of the same property conveyed to Cleveland Hall, LLC, a Tennessee limited liability company, by Successor Trustee's Special Warranty Deed dated December 4, 1997, from John M. Baird, Successor Trustee, of record in Book 10713, Page 250, and by Deed of Correction dated August 30, 1999, of record in Book 11642, Page 821, and by Deed of Correction dated October 21, 1999, of record in Book 11714, Page 126, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan of record in Instrument No. 20080201-0010505, Register's Office for Davidson County, Tennessee;**

**2) Charter of Cleveland Hall Homeowners' Association, Inc., of record in Book 11725, Page 70, Register's Office for Davidson County, Tennessee;**

**3) Declaration of Covenants, Conditions and Restrictions of Cleveland Hall, of record in Book 11725, Page 76, and as amended in Instrument No. 20051202-0144894, in Instrument No. 20071220-0146113, in Instrument No. 20081014-0103112, and made applicable to Phase Four in Instrument No. 20080208-0013290, and further amended in Instrument No. 20120912-0082762, Register's Office for Davidson County, Tennessee'**

**4) By-Laws of Cleveland Hall Homeowners' Association, Inc., of record in Book 11725, Page 110, Register's Office for Williamson County, Tennessee;**

**5) Permanent Drainage Easement as set out in Book 5763, Page 287, said Register's Office;**

**6) Easement for ingress and egress and public utilities of record in Book 7844, Page 249, said Register's Office;**

**7) Easements for Public Utilities, Drainage and Detention of record in Book 7844, Page 262, Register's Office for Davidson County, Tennessee;**

**8) Easement for Drainage and Construction of record in Book 7844, Page 268, Register's Office for Davidson County, Tennessee;**

**9) Easement for Public Utilities and Drainage of record in Book 7844, Page 272, Register's Office for Davidson County, Tennessee;**

**10) Easement for water line to a water tank of record in Book 7994, Page 167, said Register's Office;**

**11) Deed of Highway Easement from The Nashville and Eastern Railroad Authority of record in Book 8068, Page 524, Register's Office for Davidson County, Tennessee;**

**12) Easement to BellSouth Telecommunications, Inc., of record in Book 11720, Page 325, said Register's Office;**

**13) Storm Water Detention Agreements of record in Instrument No. 20041115-0136615 and Instrument No. 20060906-0110130, said Register's Office;**

**14) Conveyance of Common Area to Cleveland Hall Homeowners Association, Inc., of record in Instrument No. 20130816-0086466, said Register's Office;**

**15) Sanitary Sewers and/or Storm Drainage Easement of record in Book 8006, Page 677, said Register's Office; and,**

**16) Taxes for the current year which have been prorated and were paid by the Grantor herein, and subsequent years not yet due and payable.**

This is unimproved property, known as: **1009 and 1005 Tabitha Lane (respectively), 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 its hand by its duly authorized officer this **30th day of November, 2015.**

**Cleveland Hall, LLC, a Tennessee limited liability company**

By: _____

**W. Allen Bryan, III, Chief Manager**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **W. Allen Bryan, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Chief Manager** of **Cleveland Hall, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **W. Allen Bryan, III** as **Chief Manager.**

Witness my hand, at office at Nashville, Tennessee, this **30th** day of **November, 2015.**

_____
**Notary Public**

**My Commission Expires:** March 10, 2019

KATHERINE GOODSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.