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THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150109630 DEEDWARR
Recvd: 12/29/15 14:04 2 pgs
Fees:13.00 Taxes:314.50
20151229-0130643

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **85,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF December, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas A. Bateman	NEW OWNER	
242 Ridgeway Drive		09508000600
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Richard H. Rice, Jr., Philip S. Rice, Patricia Phipps, Deborah Rice and Stephanie L. Rice,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas A. Bateman,**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 126 on the Plan of Eva-Mor Heights, Section Two of record in Plat Book 1835, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard H. Rice, Jr., a one-fifth (1/5) undivided interest as a tenant in common, and Philip S. Rice, a one-fifth (1/5) undivided interest as a tenant in common, and Patricia Phipps, a one-fifth (1/5) undivided interest as a tenant in common, and Deborah Rice, a one-fifth (1/5) undivided interest as a tenant in common, and Stephanie L. Rice, a one-fifth (1/5) undivided interest as a tenant in common by Quitclaim deed from Richard H. Rice, Jr. and Philip S. Rice, Co-Executors of the Estate of Richard H. Rice, Sr. of record in Instrument No. 20100823-0066703 Register's Office for Davidson County, Tennessee, dated July 29, 2010 and recorded on August 23, 2010.

The above described property has never been the marital residence of the Grantors or their spouses, if married.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **242 Ridgeway Drive, 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 our hands this the 16 day of December, 2015.

Richard H. Rice, Jr.

Philip S. Rice by Richard H. Rice, Jr.,
Attorney-in-Fact

Patricia Phipps by Richard H. Rice, Jr.,
Attorney-in-Fact

Deborah Rice by Richard H. Rice, Jr.,
Attorney-in-Fact

Stephanie L. Rice by Richard H. Rice, Jr.,
Attorney-in-Fact

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 **Richard H. Rice, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16 day of December, 2015.

My Commission expires: 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Richard H. Rice, Jr.,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Philip S. Rice, Patricia Phipps, Deborah Rice and Stephanie L. Rice,** and who acknowledged that he executed the same as the free act and deed of **Philip S. Rice, Patricia Phipps, Deborah Rice and Stephanie L. Rice.** Witness my hand and official seal this 16 day of December, 2015.

My Commission expires: 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN