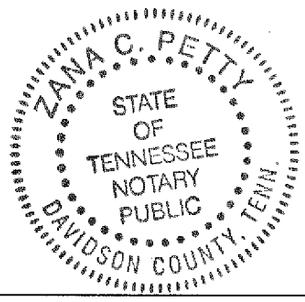
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 351,577.00

X Rachel Withers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

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:
Rachel Withers	Bank of Tennessee	Parcel ID:
2572 Hessey Pass	301 E. Center St.	110030A08900CO
Mount Juliet, TN 37122	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
Rachel Withers and Keith Cawley, wife and husband
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. 89, on the Plan of Final Plat, Phase 3, Lakeside Meadows, of record in Instrument 20150406-0029421, 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 Lakeside Meadows, LLC, of record in Instrument 20150826-0086386, said Register's Office, dated August 25, 2015.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20080731-0078498, as amended in Instrument 20110927-0074551, said Register's Office.

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 20150406-0029421, said Register's Office; (3) Dedication of Easement and Maintenance Agreement for Sewer Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument 20150930-0099507, said Register's Office; (4) Soil Absorption Letter in Book 6431, Page 609, said Register's Office; (5) Right of Use of Spring in Book 1001, Page 112, said Register's Office; (6) Storm Water Detention Agreement of record in Instrument 20070112-0005324, said Register's Office; (7) Inspection & Maintenance Agreement for Private Stormwater Management Facilities in Instrument 20071226-0146916, 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 2572 Hessey Pass, Mount Juliet, TN 37122

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 30th day of December, 2015.

Frank Batson Homes, Inc.

BY: _____
Frank C. Batson, President

Davidson County DEEDWARR
Recvd: 01/04/16 12:26 3 pgs
Fees:18.00 Taxes:1300.83
20160104-0000327

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within 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 oath acknowledged himself to be the President respectively of Frank Batson Homes, Inc. the within named bargainer, and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Mt. Juliet, Tennessee, on this the 30th day of December, 2015.

My commission expires: 2-2-18

Notary Public

ZANIA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17

Notary Seal (if on paper)

