WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$210,000.00**

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/24/18
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER CROMWELL LEWIS COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter C. Batson	Hunter C Batson	161-10-0A
(NAME)	(NAME)	(MAP)
5005 English Village Drive	209 Heather Circle	193.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211-6264	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Elizabeth Ervin, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Hunter C. Batson, single man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Phase Two Villages of Brentwood of record in Plat Book 6250, Page 169, Surveyors Certificate of Correction in Book 8484, Page 140 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 Elizabeth Ervin by Quitclaim deed from Thomas Ervin of record in Instrument No. 20070724-0087743 Register's Office for Davidson County, Tennessee, dated July 06, 2007 and recorded on July 24, 2007.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5005 English Village Drive, Nashville, Tennessee 37211-6264

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.

BILL GARRETT, Davidson County
Trans:T20160007173 DEEDWARR
Recvd: 01/27/16 13:53 2 pgs
Fees:13.00 Taxes:777.00
20160127-0007932

Witness my hand this 22nd day of January, 2016.

Elizabeth Ervin

Elizabeth Ervin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Elizabeth Ervin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 22nd day of January, 2016.

Lee E. Cranford

Notary Public

My Commission Expires: 1/6/2020

