THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Hector Manuel Vazquez-Martinez
305 Charmaine Court
Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20160012956 DEEDWARR
Recvd: 02/17/16 10:01 2 pgs
Fees:13.00 Taxes:148.00
20160217-0014811

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 148 14 0
PARCEL 293.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Richard B. Batson, Jr.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hector Manuel Vazquez-Martinez and wife, Lorena Carreon Maldonado,** 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:

Land in Davidson County, Tennessee being Lot. No. 74B on the plan of Zone-Lot Division Lots 74, 75 & 76, Haywood Forest, Section Three, as shown of record in Plat Book 5200, Page 245, amended in Plat Book 5800, Page 234, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard B. Batson, Jr., by Warranty Deed from Marion Clyde Robertson and wife, Bertie E. Robertson, dated September 9, 2004 as shown of record in Instrument No. 20040914-0110868, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Restrictive Covenants of record in Book 5583, page 115, and in Book 6101, Page 505, and in Book 6178, Page 85, easements, covenants conditions and all matters and notes as shown on the Plan of record in Plat Book 5200, Page 245, amended in Plat Book 5800, Page 234, Register's Office for Davidson County, Tennessee.

Helen Batson executed this instrument on behalf of Richard B. Batson, Jr., pursuant to Limited Power of Attorney as shown of record in Instrument No. 20150706-0065189, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **4830 Gillespie Drive Antioch, TN 37013.**

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 12th day of February, 2016.

Richard B. Batson, Jr.

By: Richard B. Batson, Jr. Helen Batson Attorney in Fact
Helen Batson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 12th day of February, 2016, before me personally appeared HELEN BATSON, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of RICHARD B. BATSON, JR., and who acknowledged that she executed the same as the free act and deed of RICHARD B. BATSON, JR.

Witness my hand and official seal in Wilson County, Tennessee this 12th day of February, 2016.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12-10-2017

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $40,000.00.

Hector Manuel Vazquez Martinez
AFFIANT

Subscribed and sworn to before me this 12th day of February, 2016.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12-10-2017