BILL GARRETT, Davidson County
Trans:T20160027226 DEEDWARR
Recvd: 04/04/16 15:50 6 pgs
Fees:33.00 Taxes:1627.56

20160404-0032089

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 439,881.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2016

_____
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:
David Young Parker	NEW OWNER	Parcel ID:
2631 Pennington Bend Road	2631 Pennington Bend Rd.	06200014900
Nashville, TN 37214	Nashville, TN 37214	

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

David Young Parker and wife, Sandra Rhodes Parker

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 a tract of land located in the 15th Councilmanic District of Davidson County, Tennessee, said parcel being all of Lot 3 and the Easterly portion of an un-named undeveloped street as shown on the final plat of Pennington Meadows Section One as recorded in Book 6050, Page 133, in the Register's Office of Davidson County, TN, and being more particularly described as follows:

Beginning at point in the North Right-of-Way of Pennington Bend Road (50 foot Right-of-Way), said point being witnessed by an old iron rod, NORTH 14 DEGREES 36 MINUTES 37 SECONDS WEST, 1.57 Feet from said point;

Thence, with said Right of Way, NORTH 78 DEGREES 50 MINUTES 58 SECONDS WEST, 190.53 Feet an old iron rod, the Southeast corner of Lot 1 of the SISTERS OF MERCY SUB & BOUNDARY PLAT, as recorded in Book 7900, Page 224 in the Register's Office of Davidson County, TN;

Thence, NORTH 09 DEGREES 48 MINUTES 35 SECONDS EAST, 200.57 Feet to an old iron rod;

Thence, SOUTH 80 DEGREES 00 MINUTES 43 SECONDS EAST, 203.50 Feet to an old iron rod, said point being in the West line of the CATHOLIC DIOCESE OF NASHVILLE, as recorded in Instrument Number 20120807-0070363, in the Register's Office of Davidson County, TN;

Thence, with said line, SOUTH 13 DEGREES 27 MINUTES 17 SECONDS WEST, 204.81 Feet to the point of beginning, and containing 0.92 acres, more or less, according to survey by Weatherford and Associates, LLC. P.O. Box 8248, Hermitage, TN 37076, 615-391-3044, Paul G. Weatherford, RLS TN-RLS No. 1941, dated April 9, 2015.

Being the same property conveyed to Frank Batson Homes, Inc. by deed from Homer W. Carter and wife, Constance K. Carter, of record in Instrument 20150522-0047397, said Register's Office, dated May 21, 2015. See also Bill No. 089-693 being recorded as Exhibit A attached.

This conveyance is subject to Restrictions of record in Book 6393, Page 846, amended in Book 6465, Page 221 and Book 6879, Page 638, (Waiver of Rights) said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6050, Page 133, 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 2631 Pennington Bend Road, 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 my hand this 1st day of April, 2016.

Frank Batson Homes, Inc.

BY: _____
Frank C. Batson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 Nashville, Tennessee, on this the 1st day of April, 2016.

My commission expires: 7-2-18

_____
Notary Public

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

EXHIBIT A

BILL NO. 089-693

AN ORDINANCE TO AMEND THE OFFICIAL STREET AND ALLEY ACCEPTANCE AND MAINTENANCE MAP FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, BY CLOSING, VACATING AND ABANDONING AN UNNAMED STREET LYING BETWEEN PARCELS 148 AND 149 AS INDICATED ON MAP 62, EXTENDING NORTHWARDLY FROM PENNINGTON BEND ROAD TO ITS TERMINUS, (PROPOSAL NO. 89M-056U), ALL OF WHICH IS MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS: It is the desire of all the abutting property owners that said closure be accomplished, and

WHEREAS: There is no future need for said portion of said street for street purposes.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

SECTION 1. That the Official Street and Alley Acceptance and Maintenance Map for the Metropolitan Government of Nashville and Davidson County, as enacted by Council Bill No. 088-175, be and is hereby amended, as follows:

That that portion of an unnamed street lying between Parcels 148 and 149 as indicated on Map 62, extending northwardly from Pennington Bend Road to its terminus, be and is hereby closed, vacated and abandoned.

SECTION 2. BE IT FURTHER ENACTED, That the Director of the Department of Public Works be and is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause said change to be made on said Map as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

SECTION 3. BE IT FURTHER ENACTED, That this ordinance take effect from and after its passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

APPROVED:

Director
DEPARTMENT OF PUBLIC WORKS

Director
WATER AND SEWERAGE SERVICES

APPROVED BY THE METROPOLITAN PLANNING COMMISSION.

DATE: 1/19/89

EXECUTIVE DIRECTOR & SECRETARY

Introduced by:

MEMBER OF METROPOLITAN COUNCIL

APPROVED AS TO LEGALITY OF FORM AND COMPOSITION:

Metropolitan Attorney

APPROVED METROPOLITAN TRAFFIC AND PARKING COMMISSION

DATE 02/14/89

EXECUTIVE SECRETARY

ES7-680

RESIDENCE
W ELEV
P POLE
+517.0
+518.0
+517.0
+516.0
515
520
525
Sisters of Mercy
Δ=91°20'00"
R=25.00'
L=39.85'
Ch=S56°15'12"W, 35.76'
S10°35'12"W 199.41'
N10°35'12"E 26.16'
N79°24'48"W 25.00'
N79°24'48"W 202.70'
Homer Caiters Property
Sisters of Mercy
S14°04'42"W 113.
SHED
PENNINGTON BEND ROAD
EXIST. ELECTRIC POWER, TELEPHONE & CABLE TV LINES.
EXIST. 10" WATER MAIN.
RESIDENCE

FILED
METROPOLITAN
COUNCIL
Jan 31 3:24 PM '89

ORIGINAL

METROPOLITAN COUNTY COUNCIL

Bill No. 089-693

MINUTE BOOK 752 PAGE NO. 456

AN ORDINANCE TO AMEND THE OFFICIAL STREET AND ALLEY ACCEPTANCE AND MAINTENANCE MAP FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, BY CLOSING, VACATING AND ABANDONING AN UNNAMED STREET LYING BETWEEN PARCELS 148 AND 149 AS INDICATED ON MAP 62, EXTENDING NORTHWARDLY FROM PENNINGTON BEND ROAD TO ITS TERMINUS, (PROPOSAL NO. 89M-056U), ALL OF WHICH IS MORE PARTICULARLY DESCRIBED HEREIN.

APPROVED BY PLANNING COMMISSION

Introduced FEB 7 1989

Passed first Reading FEB 7 1989

Referred to PUBLIC WORKS, TRAFFIC & PARKING AND PLANNING & ZONING COMMITTEES

Amended

Passed second Reading FEB 21 1989

Referred to

Passed third Reading MAR 21 1989

Approved MAR 22 1989

By [signature]
Metropolitan Mayor

Departments Notified MAR 24 1989

Advertised

Passed

CERTIFICATION

I, Shannon B. Hall, being the duly appointed Metropolitan Clerk of The Metropolitan Government of Nashville and Davidson County, do hereby certify that the foregoing is a true and exact copy of Ordinance No. O89-693 of said Metropolitan Government, which bill passed third and final reading by the Metropolitan Council on March 21, 1989 and is now recorded in Minute Book No. M52, Page 456.

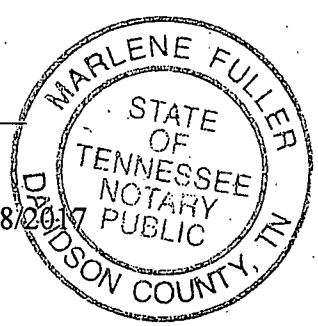
WITNESS MY HAND and the Seal of The Metropolitan Government of Nashville and Davidson County, Tennessee, this 28th day of April, 2015.

Metropolitan Clerk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me,
by Shannon B. Hall, this 28th
day of April, 2015.

Notary Public



My Commission expires: 05/08/2017