28378-8 Box 14
return to: Attorneys Title Company, Inc.

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160037050 DEEDWARR
Recvd: 05/04/16 11:12 2 pgs
Fees:13.00 Taxes:786.25
20160504-0043970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00

Kathey Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF MAY, 2016.

Anna Agee
Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ryan T. Youmans and Jenna M. Youmans	SWBC Mortgage Corp.	075 11 0 023.00
(NAME)	(NAME)	
616 Highland View Court	9311 San Pedro, #100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twelve Thousand Five Hundred And No/100 Dollars ($212,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James M. Batcheldor, III, Executor of the James M. Batcheldor, Jr. Estate**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ryan T. Youmans and Jenna M. Youmans, husband and wife**, 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. 441, Section 2, Highlands of Tulip Grove, of record in Book 4675, Page 93, Register's Office, Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to James M. Batcheldor, Jr. and wife, Betty W. Batcheldor, as tenants by the entirety, by Deed dated John T. McNeal and wife, Coleen T. McNeal, of record in Book 8316, Page 960, Register's Office for Davidson County, Tennessee. The said James M. Batcheldor, Jr. and wife, Betty W. Batcheldor, Individually, having quitclaimed to James M. Batcheldor, Jr. and wife, Betty W. Batcheldor, Trustee(s) U/A/D March 9, 1995, of record in Book 9617, Page 972, said Register's Office. The said James M. Batcheldor, Jr., Trustee of The James M. Batcheldor, Jr. and Betty W. Batcheldor Joint Revocable Living Trust, U/A/D 03/09/1995, having quitclaimed to James M. Batcheldor, Jr., Individually, of record in Instrument No. 20150313-0021680, said Register's Office. The said James M. Batcheldor, Jr. and Betty W. Batcheldor having died, and Betty W. Batcheldor having predeceased James M. Batcheldor, Jr., on June 9, 2015. The said James M. Batcheldor, Jr. died on August 15, 2015; pursuant to The Last Will and Testament, the real property shall be administered as part of the estate subject to the control

of the Executor, James M. Batcheldor, III, as appointed in said Will, probated in Docket No. 15P-1817, filed in the Circuit Court for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 616 Highland View Court, Hermitage, TN 37076

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, has 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 2nd day of May, 2016.

BY: _____
James M. Batcheldor, III, Executor of the James M. Batcheldor, Jr. Estate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James M. batcheldor, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor, and is authorized to execute the instrument on behalf of The Estate of James M. Batcheldor, Jr., the within named bargainor, and that he as such Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor.

Witness my hand and official seal, this the 2nd of May, 2016.

_____
Notary Public

My Commission Expires: 3/6/18

(SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF DAWN D. CHASE

File Number: FRN-162169SSO