Davidson County	DEEDWARR
Recvd: 06/01/16 13:49	2 pgs
Fees:13.00 Taxes:912.05	
20160601-0055079	

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$246,500.00.**

Affiant

Subscribed and sworn to before me this 25th day of May, 2016

Notary Public
My Commission expires: 5-8-18
(Affix Seal)

162739

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ekaterina Manning	HighLands Residential	114-07-0-B-038.00CO
905 Weatherside Court	8001 N. Central Expwy Ste 750	
Nashville, TN 37209	Dallas, TX 75243	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Harold Batson and wife, Brenda Batson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ekaterina Manning and Kenneth Reid Manning**, wife and husband, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section One, Westchase, of record in Instrument Number 20021203-0148525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harold Batson and wife, Brenda Batson, by deed from Jennifer D. Monohan, unmarried, on October 27, 2014, of record in Instrument Number 20141029-0099870, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20021203-0148525, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20021126-0146387, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on the Plan of record in Book 9700, page 521, Register's Office Davidson County, Tennessee.
- Easements of recrord in Book 751,page 374; Book 787,p ages 13 and 14; Book 2484, page 315; Instrument Numbers 20021028-0131574 and 20021104-0134795, Register's Office for Davidson County, Tennessee.

This is improved property known as: **905 Weatherside Court, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 27, 2016.

Harold Batson
Harold Batson

Brenda T. Batson
Brenda Batson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Harold Batson and wife, Brenda Batson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 27, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law. .

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018