BILL GARRETT, Davidson County
Trans: T20160046590 DEEDWARR
Recvd: 06/02/16 13:51 2 pgs
Fees: 13.00 Taxes: 906.50
20160602-0055706

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 160825TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Travis L. Briles 253 Burgandy Hill Rd. Nashville TN 37211	Same as new owner	172-12-0-A-137.00CO

WARRANTY DEED

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, **Brett E. Batsel and wife, Joanna L. Batsel**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Travis L. Briles and Charity Briles, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Lot 91, SECTION NINE, BRADFORD HILLS R-15 RESIDENTIAL P.U.D, as shown on plat of record in Plat Book 7900, Page 414, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brett E. Batsel and Joanna L. Batsel from James Rhoden and wife, Rebecca Rhoden, by deed dated 11/5/2013, filed for record on 11/12/2013 in Instrument No. 20131112-0116470, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Brett E. Batsel and Joanna L. Batsel** do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Brett E. Batsel and Joanna L. Batsel** further covenant and bind their 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.

This is property is known as: 253 Burgandy Hill Road, Nashville, TN 37211

Executed on this 31st day of May. 2016.

Brett E. Batsel

Joanna L. Batsel

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Brett E. Batsel and Joanna L. Batsel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand this 31st day of May, 2016.

Notary Public

My Commission Expires: 6/26/2016

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 31st day of May, 2016.

Notary Public

My Commission Expires: 6/26/2016

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY