WARRANTY DEED

File #16265-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-5-16

(AFFIX SEAL)

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar Randolph Batson, Jr.	Same	-161-05-0-002.00
(NAME)	(NAME)	
507 Beech Creek Road South		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **William Ryan Fitzwater and Katherine Sauter Fitzwater, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Oscar Randolph Batson, Jr, an unmarried man** HEREINAFTER CALLED THE GRANTEE, HIS 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. 48 on the Plan of Hillview Estates of record in Plat Book 3600, Page 89, in the Register's Office for Davidson County, Tennessee.

Beginning on the Northerly margin of Woodhurst Drive at the corner of Lots Nos. 48 and 49; thence with the line between said two lots Northerly 145.49 feet to the corner of Lots Nos. 47 and 48; thence with the line between said two lots, Westerly 171.9 feet to the Easterly margin of San Marcos Drive; thence with the same, Southerly 97.86 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, Southeasterly 38 feet to the Northerly margin of Woodhurst Drive; thence with the same Easterly 136.28 feet to the beginning.

Being the same property conveyed to William Ryan Fitzwater and wife, Katherine Sauter Fitzwater by Warranty deed from Janice B. Gill, a widow of record in Instrument No. 20010814-0087668 Register's Office for Davidson County, Tennessee, dated July 31, 2001 and recorded on August 14, 2001

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 526 Woodhurst Drive, Nashville, TN 37220-2313

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20160063924 DEEDWARR
Recvd: 07/25/16 15:11 2 pgs
Fees:13.00 Taxes:1480.00
20160725-0076498

Witness my hand this 22nd day of July, 2016.

William Ryan Fitzwater

Katherine Sauter Fitzwater

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, William Ryan Fitzwater and Katherine Sauter Fitzwater, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day July, 2016.

My commission expires: 9-5-2016

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027