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 $ 462,155.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 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:
Marisa Blank	NEW OWNER	Parcel ID:
1005 Tabitha Ln.	1005 Tabitha Ln	063040A05900
Old Hickory, TN 37138	Old Hickory, TN 37138	

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

Marisa Blank and husband, Christopher Imber

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:

Land in Davidson County, Tennessee, being Lot No. 143 on the Final Plat of Cleveland Hall Subdivision, Phase Four, a Planned Unit Development, of record in Instrument 20080201-0010505, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Frank Batson Homes, Inc. by deed from Cleveland Hall, LLC, of record in Instrument 20151201-0120886, dated November 30, 2015, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 10725, Page 76 amended in Instrument 20050307-0024504; 20051202-0144894; 20060113-0005680; 20071220-0146113; 20080208-0013290; 20081014-0103112; and 20120912-0082762, 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 Instrument 20080201-0010505, said Register's Office; (3) Storm Water Detention Agreement of record in Instrument 20060906-0110130, Register's Office for said County: (4) Easement to Bellsouth of record in Book 11720, Page 325, Register's Office for said County; (5) Drainage Easement of record in Book 5763, Page 287, Register's Office for said County; (6) Ingress, Egress and Utility District of record in Book 7844, Page 249, Register's Office for said County; (7) Utility and Drainage Easement of record in Book 7844, Page 262 and 272, Register's Office for said County; (8) Drainage and Construction Easement of record in Book 7844, Page 268, Register's Office for said County; (9) Water Line Easement of record in Book 7994, Page 167, Register's Office for said County; (10) Easement to Nashville and Eastern Railroad Authority of record in Book 8068, Page 524, Register's Office for said County.

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 1005 Tabitha Ln., Old Hickory, TN 37138

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:T20160080185 DEEDWARR
Recvd: 09/13/16 13:04 2 pgs
Fees:13.00 Taxes:1709.97
20160913-0096235

Witness my hand this 2nd day of September, 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 2nd day of September, 2016.

My commission expires: 7-2-18

_____
Notary Public

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