BILL GARRETT, Davidson County
Trans:T20160082369 DEEDWARR
Recvd: 09/20/16 11:16 2 pgs
Fees:13.00 Taxes:1098.90

20160920-0098814

WARRANTY DEED

2016-563

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of September, 2016.

Notary Public

(Affix Seal)
My Commission Expires: 3/20/18

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eduardo M. Batistella and Priscila Costa Bispo Doc Santos 415 Lazy Creek Lane Brentwood, TN 37-27	New Owner " "	161.13-0B-415.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Markus L. Betts, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Eduardo M. Batistella and Priscila Costa Bispo Dos Santos, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 415 Lazy Creek Lane, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Unit Number 415, together with the appurtenant interest in the common elements of Creekside of Brentwood, a horizontal property regime with private elements established by Master Deed, restated in Instrument Number 2005~~2822~~-0822-0100021, Register's office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as "A" to the aforementioned First Amendment to the Amended and Restated Master Deed in Instrument Number ~~20052329-0073062~~, 20050329-0034131 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Markus L. Betts from Alexander D. Ness by Warranty Deed dated December 17, 2014 and recorded December 19, 2014 in Instrument Number 201412190116397, Register's Office for Davidson, Tennessee. Further conveyed on December 19, 2014 in Instrument Number 200908040073062, said Register's Office.

( ) unimproved
This is (X) improved property know as 415 Lazy Creek Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 The signature of Markus "Mookie" Betts is signed by his duly appointe Attorney-in-fact Diana Benedict, pursuant to the Power of Attorne recorded in Instrument # 20160920-0098813, Register's Office for Davidson County, TN

Witness my/our hand(s) this 15th day of September, 2016

Markus L Betts by Diana Benedict

Markus L. Betts, by Diana Benedict, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 15th day of September, 2016, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Diana Benedict, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Markus L. Betts, and as such Attorney in Fact for Markus L. Betts, she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney for Markus L. Betts, and is authorized by Markey L. Betts to execute this instrument on behalf of Markus L. Betts.

Witness my hand and official seal on this 15th day of September, 2016.

Notary Public
My Commission Expires: 10-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY