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 $ 440,260.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd 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:
Chad Gapen	Bank of Tennessee	Parcel ID:
1009 Tabitha Lane	301 E. Center St.	063040A06000CO
Old Hickory, TN 37138	Kingsport, TN 37660	

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

Chad Gapen and wife, Jennifer Gapen

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. 142 on the Plan of Phase Four, Cleveland Hall Subdivision, of record in Instrument 20080201-0010505, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

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

This conveyance is subject to Restrictions and By-Laws of record in Book 11725, Page 76, amended in Instrument 20050307-0024504; Instrument 20051202-0144894; Instrument 20060113-0005680; Instrument 20071220-0146113; Instrument 20080208-0013290; Instrument 20081014-0103112; Instrument 20120912-0082762; and Book 11725, Page 110, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (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, said Register's Office; (4) Easement to Bell South Telecommunications in Book 11725, Page 325, said Register's Office; (5) Drainage Easement of record in Book 5763, Page 287, said Register's Office; (6) Ingress, Egress and Utility Easement of record in Book 7844, Page 249, said Register's Office; (7) Utility and Drainage Easement of record in Book 7844, Page 262 and Page 272, said Register's Office; (8) Drainage and Construction Easement of record in Book 7844, Page 268, said Register's Office; (9) Water Line Easement of record in Book 7994, Page 167, said Register's Office; (10) Easement to Nashville and Eastern Railroad Authority of record in Book 8068, Page 524, said Register's Office.

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 1009 Tabitha Lane, 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:T20160084416 DEEDWARR
Recvd: 09/26/16 13:58 2 pgs
Fees:13.00 Taxes:1628.96
20160926-0101336

Witness my hand this 23rd 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 23rd day of September, 2016.

My commission expires: 7.2.18

_____
Notary Public

