THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16099420** BILL GARRETT, Davidson County Trans:T20160094039 DEEDWARR Recvd: 10/25/16 09:51 2 pgs Fees:13.00 Taxes:666.00 20161025-0112609	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Emily A. Hester-Gray Affiant Subscribed and sworn to before me, this 12th day of October, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: William Lee Bateman 921 Spence Enclave Court Nashville TN 37210	Send Tax Bills To: New Owner 5369 Normandy Road Memphis, TN 38120	Tax Information: Tax Parcel ID No. 094-16-0E-113.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emily A. Hester n/k/a Emily Gray, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Lee Bateman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 113 on the Horizontal Property Regime for Spence Enclave Townhomes, a planned unit development, of record in Instrument Number 20061115- 0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915 corrected by Scrivener' s Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, further amended in Instrument No. 20121116-0105801, said Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Michael Gray joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

Being the same property conveyed to EMILY A. HESTER, by deed from R. J. YORK HOMES, LLC, A TENNESEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20120706-0059510, dated June 29, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 094-16-0E-113.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument Number

20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915 corrected by Scrivener' s Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, further amended in Instrument No. 20121116-0105801, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20051219-0151715, said Register's Office.

This is improved property located at 921 Spence Enclave Court Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of October, 2016.

Emily A. Hester n/k/a Emily Gray

Michael Gray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily A. Hester n/k/a Emily Gray* with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. *and Michael Gray

~~Witness~~ my hand, at office, this 12th day of October, 2016.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018