Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20160095341 DEEDWARR
Recvd: 10/28/16 10:19 2 pgs
Fees:13.00 Taxes:1850.00
20161028-0113962

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Deedra S. Walker
Affiant

Subscribed and sworn to before me this 25th day of October, 2016.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/24/18

16-0673

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| James H. Terry II | New Owner | 117-08-0-P |
| 1252 Battlefield Drive | SAME | |
| Nashville, TN 37215 | SAME | |

## WARRANTY DEED

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

**Wanda Hogan, an unmarried woman**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Virginia Terry and James H. Terry II, Joint Tenants in Common**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Unit A of the 1250 Battlefield Drive Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1250 Battlefield Drive Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130411-0035799, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1250 Battlefield Drive Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20130411-0035799, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

**Being the same property conveyed to Wanda Hogan, an unmarried woman by Warranty Deed from Aspen Construction, Inc., a Tennessee corporation of record in Instrument No. 20131212-0125997, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **1252 Battlefield Drive, Nashville, TN 37215.**

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.

Witness our hands this 25th day of October, 2016.

Wanda Hogan

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Wanda Hogan**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of October, 2016.




D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18