6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160108701 DEEDWARR
Recvd: 12/12/16 09:33 2 pgs
Fees:13.00 Taxes:661.93
20161212-0129694

R-VRES-16-211-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/5/18
(AFFIX SEAL)

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karen R. Batten and Cory D. Batten	**SunTrust Mortgage, Inc.**	
(NAME)	(NAME)	
211 Shadow Glen Drive	**901 Semmes Avenue**	**161-16-0A-065.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Richmond, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **LAURA A. WALL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAREN R. BATTEN AND CORY D. BATTEN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 65 on the Plan of Townhomes of Shadow Glen, of record in Instrument No. 20040315-0029248, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Laura A. Wall by Warranty deed from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20040928-0116431 Register's Office for Davidson County, Tennessee, dated September 23, 2004 and recorded on September 28, 2004.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record in Plat Book 7900, Page 38, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, corrected by Surveyor's Certificate of Correction in Instrument No. 20040720-0086706, corrected in Instrument No. 20040317-0030572, supplemented in Instrument No. 20040713-0083170, corrected in Instrument No. 20040720-086707, further supplemented in Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-056887, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921, Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas and open space of record in Instrument No. 20051114-0137526, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20030903-0127692, Register's for Davidson County, Tennessee.
- Agreement regarding grant of utility easement of record in Instrument No. 20040917-0112429, Register's Office for Davidson County, Tennessee.
- Easement for Ingress-Egress per Agreement for Construction and Maintenance of Joint Access Roadway, of record in Book 8064, page 831, as amended in Instrument No. 20000114-0004981, Register's Office for Davidson County, Tennessee.
- Easement for Drainage of record in Book 7382, Page 755, Register's Office for Davidson County, Tennessee.
- Easement for Sewer and/or Storm Drainage of record in Book 9640, Page 881, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of record in Instrument No. 20130517-0050094, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Instrument Number 20040325-0033972, in the Register's Office for

DavidsonCounty, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **211 Shadow Glen Drive, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 7th DAY OF DECEMBER, 2016.

Laura A. Wall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA A. WALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of December, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212