WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160113888 DEEDWARR
Recvd: 12/28/16 09:21 2 pgs
Fees: 13.00 Taxes: 836.20
20161228-0136092

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Gray	New Owner	063 16 0B 169.00
(NAME)	(NAME)	
1009 Tonyawood Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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 considerations, the receipt of which is hereby acknowledged, we, **Arthur C. Batson Jr. and Barbara J. Batson, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael Gray and Emily Gray, husband and wife, as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), 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 all of Lot No. 251 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction recorded in Book 7462, Page 445 and by Amendment to Change Name recorded in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Arthur C. Batson, Jr. and Barbara J. Batson, a husband and wife by Quit Claim Deed from Arthur C. Batson also known as Arthur C. Batson, Jr. and Barbara J. Batson, a Barbara J. Batson, husband and wife as joint tenants and not as tenants in common with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, dated 03/28/2015, recorded 04/14/2015 of record in Instrument No. 20150414-0032673, in the Register's Office for Davidson County, Tennessee.

Subject to ll matters shown on the plat of record of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, Page 445 and by Amendment to Change Name of record in Book 8181, Page 112; Covenants, conditions, easements and restrictions of record in Book 7351, Page 852, First Amendment of record in Book 7451, Page 739, Second Amendment of record in Book 8336, Page 393, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Warranty Deed of Flowage Easement of record in Book 2247, Page 75; Easement of record in Book 7460, Page 930, Book 7489, Page 515 and Book 8007, Page 235, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Public Utilities of record in Book 8657, Page 179; Ingress and Egress Easement Agreement of record in Book 8739, Page 991; Easement contained in Warranty Deed of record in Book 8951, Page 797, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11030, Page 740, Book 11030, Page 743 and Book 11030, Page 785; Charter of Chitwood Downs Homeowners Association of record in Book 7431, Page 204, Charter of Hampton Park Homeowners Association of record in Book 8517, Page 762, in the Register's Office for Davidson County, Tennessee. Articles of Amendment to the Charter of Hampton Park Homeowners Association of record in Book 8833, Page 216, in the Register's Office for Davidson County, Tennessee. Boundary Plat of record in Book 6900, Page 405, in the Register's Office for Davidson County, Tennessee. Surveyor's Certificate of Correction of record in Book 8110, Page 401, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Book 8207, Page 276, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1009 Tonyawood Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 15th day of December, 2016.

Arthur C. Batson Jr.

Barbara J. Batson

State of Tennessee
County of Wilson

Personally appeared before me Arthur C. Batson Jr. and Barbara J. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of December, 2016.

Notary Public
My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122