Davidson County DEEDWARR
Recvd: 05/03/17 11:08 2 pgs
Fees:13.00 Taxes:1801.53
20170503-0043535

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires April 24, 2019

STATE OF TENNESSEE,
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $486,900.00.

Karyn Christian
Affiant

Subscribed and sworn before me this the 25th day of April, 2017.

Notary Public
My commission expires:

Send Tax Bill to:
First Liberty Mtg.
9520 Ormsby Station Rd.
Suite 20
Louisville, Ky 40223

WARRANTY DEED

FRN - 170908

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brandon Johnson 209 Heather Circle Brentwood, TN 37027	First Liberty Mtg 9520 Ormsby Station Rd. Suite 20 Louisville, Ky 40223	160-10-0A-022.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HUNTER BATSON AND ASHLEY BATSON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRANDON JOHNSON AND MARY R. JOHNSON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Heatherwood of record in Plat Book 6900, Page 897, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hunter Batson by Warranty deed from Susan S. Vandyke and husband, William D. Vandyke of record in Instrument No. 20150511-0042959 Register's Office for Davidson County, Tennessee, dated May 05, 2015 and recorded on May 11, 2015.

Hunter Batson having since married Ashley Batson. The said Ashley Batson joins in this conveyance to convey all of her marital interest in the property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 209 Heather Circle, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25th day of April, 2017.

Hunter Batson

Ashley Batson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hunter Batson and Ashley Batson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of April, 2017.

My commission expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY