Map - Group - Parcel
162-13-56

This Instrument Prepared From
Information from the Parties By:
Racquel Peebles, Attorney
313 Enon Springs Road, East
Smyrna, TN 37167

NAME OF NEW OWNER(S)
Ronnie Etter, Jr.
213 Cedarcreek Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20170043798 DEEDWARR
Recvd: 05/23/17 13:14 2 pgs
Fees:13.00 Taxes:333.00
20170523-0051211

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY THOUSAND AND No/100 DOLLARS ($90,000.00), cash in hand paid, receipt of which is hereby acknowledged:

I, the undersigned, BARBARA A. BATTLE ("Grantor"), have bargained and sold and do hereby transfer and convey unto RONNIE ETTER, JR. ("Grantee"), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 118 on the Plan of Cedarwood Estates, Section 2 of record in Book 4860, Page 58 of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed by Quitclaim Deed from Barbara Ann Battle and Anthony Eugene Battle and wife, Adriane J. Battle to Barbara Battle dated February 20, 2007, appearing of record in Deed Book 20070305, Page 0026877 in the Register's Office of Davidson County, Tennessee.

Barbara Ann Battle, Barbara A. Battle, and Barbara Battle are all one in the same person.

THIS CONVEYANCE is made subject to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 213 Cedarcreek Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s) herein, his/her/their heirs and assigns, forever.

AND Grantor does covenant with the said Grantee herein that he/she/they are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2017 property taxes are being prorated between the parties hereto, the Grantee(s) assuming payment thereof.

AND, Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee(s) herein; their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within described property will be given to the Grantee(s) with delivery of deed.

WITNESS MY HAND this 19 day of May, 2017.

Barbara Ann Battle

BARBARA ANN BATTLE

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named BARBARA ANN BATTLE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged, upon oath, that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 19th day of May, 2017.

Debbie Hofbauer

Notary Public

My commission expires: 8-16-2020

Debbie Hofbauer
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 19th day of May, 2017.

Debbie Hofbauer

Notary Public

My commission expires: 8-16-2020

Debbie Hofbauer
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County