THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 685,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF May, 2017 Notary Public MY COMMISSION EXPIRES: 8/18/18 (AFFIX SEAL)

Vanessa E. Allen — STATE OF TENNESSEE NOTARY PUBLIC — Rutherford County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McKenna Healy	Suntrust Mortgage	MAP
337 Whitworth Way	1001 Semmes Avenue	PARCEL 104-14-0H-017.00-CO
Nashville, TN 37205	Richmond VA. 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael S. Batty and Patricia L. Bradford married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **McKenna Healy**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 17 on the Plan of Final Plat of Whitworth, Phase 3, Section 1, of record in Plat Book 7900, Pages 866 through 868, inclusive as amended in Book 9582, Page 834 and Surveyors Certificate of Correction of record in Book 10270, Page 34, 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 Michael S. Batty and Patricia L. Bradford, married by Warranty deed from Stuart H. Caplan, as Trustee for the Stuart H. Caplan Revocable Living Trust and Janie F. Caplan, Trustee for the Janie F. Caplan Revocable Living Trust of record in Instrument No. 20131112-0116737 Register's Office for Davidson County, Tennessee, dated November 08, 2013 and recorded on November 12, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **337 Whitworth Way, Nashville, TN 37205.**

BILL GARRETT, Davidson County
Trans:T20170045558 DEEDWARR
Recvd: 05/30/17 12:15 2 pgs
Fees:13.00 Taxes:2534.50
20170530-0053357

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 hand(s) this the 26 day of May, 2017.

Michael S. Batty

Patricia L. Bradford

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 **Michael S. Batty** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 day of May, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

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 **Patricia L. Bradford** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26 day of May, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE