

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $489,000.00

Affiant

Subscribed and sworn to before me, this 1ST day of JUNE, 2017.

Notary Public

My commission expires: 7.2.18

BILL GARRETT, Davidson County
Trans:T20170046837 DEEDWARR
Recvd: 06/02/17 10:41 2 pgs
Fees:13.00 Taxes:1809.30
20170602-0055016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Evelyn C. Walker **Glennwood D. Walker, Sr**	**NEW OWNER**	**01202001900**
1412 Springfield Highway	**1412 Springfield Highway**	
Goodlettsville, TN 37072	**Goodlettsville, TN 37072**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Jeffery L. Batson, a single man

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

Evelyn C. Walker and husband, Glennwood D. Walker, Sr

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. 2 on the Plan of Cunningham Subdivision, of record in Book 8250, page 385, said Register's Office, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Jeffery L. Batson, a single man, by Warranty Deed from Sunil Chetan Patel and wife, Rajeshwari Sunil Patel, dated March 18, 2014, of record in Instrument No. 20140321-0023358, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 8250, page 385, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1412 Springfield Highway, Goodlettsville, TN 37072.

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 in 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 my/our hand(s) this 31st day of May, 2017.

Jeffery L. Batson

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Jeffery L. Batson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2017.

NOTARY PUBLIC

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 8/17/20