# WARRANTY DEED

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5000.00

Mary Michele Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of ~~March, 2016~~ August 2017

Kimberley C Kindall
Notary Public

MY COMMISSION EXPIRES: 7-2-2018

(AFFIX SEAL)

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Bennett & Pressley, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| Stillwater Construction and Development, LLC | Same as Owner | 168-00-0-092.00 (P/O) |
| (NAME) | (NAME) | |
| 305 Anchor Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20170071505 DEEDWARR
Recvd: 08/17/17 11:28 2 pgs
Fees:13.00 Taxes:18.50
20170817-0084579

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **MARK KEITH BATSON and MARY MICHELE BATSON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STILLWATER CONSTRUCTION AND DEVELOPMENT, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF OUR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the western portion of the property of Mark Keith Batson and Mary Michele Batson, Map 44-15, Parcel 2.00, which is Lot 109 of Village of Old Hickory, Section D, described as follows:

Beginning at a point on the northern property line of H. K. Bowen, being N 39° 08' 29" W 138.84 feet from the southeast corner of Batson's remaining tract; thence N 00° 51' 31" E along Batson's new western boundary 69 feet to the northwest corner of Batson's remaining tract, also being the northeast corner of this tract; thence N 89° 08' 29" W 70 feet to a pipe on Higdon's eastern boundary, being the northwest corner of this tract; thence with Higdon's eastern boundary S 00° 28' 56" E 69 feet to a point, the southwest corner of this tract; thence S 89° 08' 29" E 70.41 feet to the point of beginning, being the southeast corner of this tract and the new southwest corner of Batson's remaining tract; containing 0.11 acres, more or less.

Being a portion of the same property conveyed to Mark Keith Batson and Mary Michele Batson by deed of record in Instrument No. 20140617-0052544, in the Register's Office for Davidson County, Tennessee.

This is an unimproved portion of the property known as 710 Bryan Street, Old Hickory, TN 37138. Also being the southwest corner of the property known as Soldier's Rest Subdivision as depicted in Plat of record in Instrument No. 20170213-0015022, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Watermains and Appurtenances in Instrument No. 20081204-0117664 and Instrument No. 20150126-0007182, utility easements in Book 1810, Page 359, and Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20150126-007123, all in the Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 hands this 11th day of August, 2017.

Mark Keith Batson
MARK KEITH BATSON, Grantor

Mary Michele Batson
MARY MICHELE BATSON, Grantor

State of Tennessee )
)
County of ~~Davidson~~ Wilson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Keith Batson and Mary Michele Batson, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who in my presence affixed their signatures to the within instrument, upon oath acknowledging that they did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 11th day of August, 2017.

Kimberley C Kindall
Notary Public

My Commission Expires: 7.2.2018




NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE