Warranty Deed

BILL GARRETT, Davidson County
Trans: T20170078657 DEEDWARR
Recvd: 09/08/17 10:02 2 pgs
Fees: 13.00 Taxes: 4282.75

20170908-0092362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

The actual consideration or value, whichever is greater, for this transfer is $1,157,500.00

Affiant

Subscribed and sworn to before me, this the 5th day of September, 2017.

Notary Public

My commission expires: 07/06/2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jason Philip Somerville Eric Andreas Cook	new owners	
954 Battery Lane		132-09-0O-001.00-CO
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THE FOCUS GROUP OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON PHILIP SOMERVILLE AND ERIC ANDREAS COOK, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 954, Homes at Battery Square, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at Batter Square, a Horizontal Property Regime with Private Elements of record in Instrument Number 20170626-0063881, 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 a portion of the same property conveyed to Kenneth W. Haynes and Carol A. Haynes, husband and wife by Warranty deed from Beverly Winters and Janice Walker FKA Janice E. Totty of record in Instrument No. 20150316-0022320 Register's Office for Davidson County, Tennessee, dated March 13, 2015 and recorded on March 16, 2015.

Being a part of the same property conveyed to The Focus Group of Tennessee, LLC, LLC, a Tennessee limited liability company by Warranty deed from Kenneth W. Haynes and wife, Carol A. Haynes of record in Instrument No. 20150916-0093770 Register's Office for Davidson County, Tennessee, dated September 14, 2015 and recorded on September 16, 2015..

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-17-954

This is improved property known as 954 Battery Lane, Nashville, TN 37220.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of September, 2017.

The Focus Group of Tennessee, LLC

Seth Argo, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Seth Argo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Member of The Focus Group of Tennessee, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 5th day of September, 2017.

Notary Public

My Commission Expires: 5-3-21

