201709190095897

Bill Garrett Davidson County
Batch# 2276 DEEDWARR
09/19/2017 12:11:30 PM 2 pgs
Fees: $13.00 Taxes: $1,378.25
20170919-0095897

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 372,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2017

Notary Public:

MY COMMISSION EXPIRES: 10/9/19 (AFFIX SEAL)

JULIA A. HIBBETT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES 10-9-2019

THIS INSTRUMENT WAS PREPARED BY: AND RETURN TO:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James L. Marshall, III	LOAN DEPOT	Parcel ID:
2738 Lakeland Drive	26642 Towne Centre Dr.	096090D00500
Nashville, TN 37214	Foothill Ranch, CA 92610	

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 acknowledged, we

Frank Batson Homes, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
James L. Marshall, III and Laura W. Marshall, husband and wife
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 Unit No. 5 on the Plan of Lakeland Pointe, a Horizontal Property Regime with Private Elements as set forth in Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions for Lakeland Pointe of record in Instrument 20160607-0057085, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Frank Batson Homes, Inc. by Quitclaim Deed from Ronald G. Grizzard and Frank C. Batson, of record in Instrument 20170505-0044732, said Register's Office, dated April 21, 2017. And being part of the same property conveyed to Ronald G. Grizzard and Frank C. Batson by deed from Gayle Paul and Ron Grizzard and James Grizzard and Nancy Fergusson, Heirs of the Estate of Georgie Edith Grizzard, of record in Instrument 20070626-0076212, dated June 25, 2007, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20160607-0057085, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in the DCCR's of record in Instrument 20160607-0057085, said Register's Office; (3) Slope Easement of record in Book 4282, Page 26, Register's Office for said County; (4) Easement to Southern Bell of record in Book 1174, Page 366, Register's Office for said County; (5) Sewer and Drainage Easement to Metropolitan Government of record in Book 4282, Page 26; Book 5148, Page 158 and Instrument 20160323-0027352, Register's Office for said County; (6) Agreement for Dedication of Easement and/or Right of Way of record in Instrument 20160322-0027225, Register's Office for said County; (7) Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20151211-0124987, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2738 Lakeland Drive, Nashville, TN 37214

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 my hand this 15th day of September, 2017.

Frank Batson Homes, Inc.

BY: _____
Frank C. Batson
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Frank Batson Homes, Inc. the within named bargainer, and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 15th day of September, 2017.

My commission expires: 7.2.18

_____
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03/06/2019