WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 30th day of October, 2017

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Graham Nichols	New Owner	119-08-0-058.00
5406 Tennessee Avenue		
Nashville, TN 37209	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Donna Batson, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Graham Nichols**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land located in Davidson County, Tennessee, being Lot No. 25 on the Plan of Battlewood, Section One, as of record in Book 1835, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald A. Miller and wife, Cecilly Jane Miller by Warranty Deed on January 31, 1969, of record in Book 4307, Page 90, Register's Office for Davidson County, Tennessee. Donald A. Miller having since died on March 24, 2008 leaving Cecilly Jane Miller as the surviving tenant. Further conveyed to Dana Loggins, Trustee from Cecilly Jane Miller and then to Cecilly Jane Miller and Donna Batson, as Tenants in Common with Rights of Survivorship from Dana Loggins, Trustee by Quitclaim Deed on December 15, 2011, of record in Instrument Number 20111221-0099579, Register's Office for Davidson County, Tennessee. Cecilly Jane Miller having since died on 1/24/2012 leaving Donna Batson as the surviving tenant.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1835, Page 31, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 4889, Page 161 and Instrument Number 20120228-0017172, Register's Office for Davidson County, Tennessee.

This is improved property known as: **716 Cameo Drive, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 22332 DEEDWARR
11/06/2017 10:19:30 AM 2 pgs
Fees: $13.00 Taxes: $370.00
20171106-0113589

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 October 30, 2017.

Donna Batson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donna Batson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 30, 2017

Notary Public

My commission expires 8/5/18

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021

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