RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179568

Bill Garrett Davidson County
Batch# 22455 DEEDWARR
11/06/2017 12:21:47 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20171106-0113805

WARRANTY DEED

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2017.

NOTARY PUBLIC

My commission expires: 6/19/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Labrynthias C Rowsey and Emily Rowsey 1306 Barnes Road Antioch, TN 37013	New Owner	173 01 0 217.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL DON BATSON, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LABRYNTHIAS C ROWSEY AND EMILY ROWSEY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 17, on the plan of Dreamland Estates Southeast, Section 3, of record in Book 5200, page 649, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael Don Batson, by Executor's Quitclaim Deed from Michael Don Batson, Executor for the Estate of Jerry Dene Batson, dated 5/15/2015, recorded 5/21/2015, of record in Instrument #20150521-0046894, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Jerry D. Batson by deed dated 9/14/2004, of record in Instrument #20040916-0111536, said Register's Office.

The address of the herein described property is believed to be 1306 Barnes Road, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of October, 2017.

Estate of Jerry Dene Batson

Michael D. Batson

BY: **MICHAEL DON BATSON**
Its: Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Michael Don Batson , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor for the Estate of Jerry Dene Batson, the within named bargainor and that he as such Executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by himself as, Executor.

WITNESS my hand and seal, this the 31st day of October, 2017.

Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-8-19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

1-8-19