Bill Garrett Davidson County
Batch# 41491 DEEDWARR
12/27/2017 11:31:25 AM 2 pgs
Fees: $13.00 Taxes: $1,424.02
20171227-0131170

WARRANTY DEED

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

STATE OF TENNESSE
COUNTY OF DAVIDSO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,870.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Austin Hartley-Leonard and Amie D. Hartley-Leonard, husband and wife	Morgan Stanley Private Bank, N.A.	096090D00200CO
(NAME) 2740 Lakeland Drive	(NAME) 4270 Ivy Pointe Blvd., Ste. 400	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Cincinnati, OH 45245	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-FOUR THOUSAND EIGHT HUNDRED SEVENTY AND NO/100 DOLLARS ($384,870.00), 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, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JAMES AUSTIN HARTLEY-LEONARD AND AMIE D. HARTLEY-LEONARD, 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. 2 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 Restrictive Covenants of record in Instrument 20160607-0057085, Register's Office for said County.

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 Instrument 20160607-0057085, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2740 Lakeland Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 22nd day of December, 2017.

Frank Batson Homes, Inc.

BY: _____
Frank C. Batson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in 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/her oath acknowledged himself/herself to be the President respectively of the Frank Batson Homes, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frank C. Batson as such President.

Witness my hand and official seal at Nashville, Tennessee, this December 22, 2017

My Commission Expires: 7.2.18

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