# WARRANTY DEED

Bill Garrett Davidson County
Batch# 67456 DEEDWARR
03/09/2018 12:55:46 PM 2 pgs
Fees: $13.00 Taxes: $902.80
20180309-0022514

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/11/2020

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hunter Batson and Ashley Batson | New Owner | |
| (NAME) | (NAME) | |
| 416 Veritas Street | | 13306028400 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUNTER C. BATSON AND ASHLEY L. BATSON, 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 Lot 317, SUNRISE HEIGHTS ADDITION, as shown on plat of record in Plat Book 421, Page 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being part of the same property conveyed by Quitclaim Deed from White Pines Building Group, LLC, a Tennessee a Tennessee Limited Liability Company to White Pines Building Group, LLC, a Tennessee Limited Liability Company, as recorded on the 30th day of September, 2016 in Instrument No. 20160930-0103522; part of Warranty Deed from Heather N. Bowman, married joined by her husband, Mark Bowman, Jr. to White Pines Building Group, LLC, a Tennessee limited liability company, as recorded on the 30th day of September, 2016 in Instrument No. 20160930-0103519; part of Quitclaim Deed from Heather Jennings nka Heather N. Bowman, married to Heather N. Bowman, married, as recorded on the 18th day of December, 2012 in Instrument No. 20121218-0116517; part of Quitclaim Deed from Michele Leone Jennings to Heather Jennings, as recorded on the 12th day of July, 2001 in Instrument No. 20010712-0074320; part of Final Decree of Divorce in Deed Book 9791, Page 226 and part of Warranty Deed from William E. Kirby and Raleigh N. Kirby to Terry W. Jennings et ux Michele L. Jennings, as recorded on the 9th day of August, 1976 in Deed Book 5054, Page 988, in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 416 Veritas Street, Nashville, TN 37211
(House Number) (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 my hand this 5th day of March, 2018

WHITE PINES BUILDING GROUP, LLC

BY: _____

CORY PARKINSON, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Cory Parkinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Manager of White Pines Building Group, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal at Nashville, Tennessee this 5th day of March, 2018.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

_____
Notary Public