398

WARRANTY DEED

Bill Garrett Davidson County
Batch# 72720 DEEDWARR
03/23/2018 02:08:39 PM 2 pgs
Fees: $13.00 Taxes: $830.65

20180323-0027669

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 224,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Donkers	RBC Bank	04209009000
(NAME)	(NAME)	
	8081 Arco Corporate Dr	
(ADDRESS)	(ADDRESS)	
, TN	Raleigh NC 27617	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ronald Wayne Batson and Bertha G. Batson, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brian Donkers and Trisha Donkers, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 36 on the Plan of Section One, Kemper Heights, of record in Plat Book 2331, Pages 65-66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ronald Wayne Batson and wife, Audrey Bullington Batson by Warranty Deed from Billy Eugene Stanley and wife, Ruth Gupton Stanley, dated 04/06/1961, recorded 04/06/1961 of record in Book 3218, Page 95, in the Register's Office for Davidson County, Tennessee. The said Audrey Bullington Batson having since died 11/20/1989 vesting property to Ronald Wayne Batson as sole surviving tenants by the entirety.

The said Ronald Wayne Batson having since remarried Bertha G. Batson. Bertha G. Batson joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, she may have to the property listed above.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book Book 2331, Pages 65-66, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 2442, Page 459, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement of record in Book 5557, Page 981, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 903 Westchester Drive, Madison, TN 37115
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 20th day of March, 2018.

Ronald Wayne Batson

Bertha G. Batson

State of Tennessee
County of Wilson

Personally appeared before me Ronald Wayne Batson and Bertha G. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of March, 2018.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122