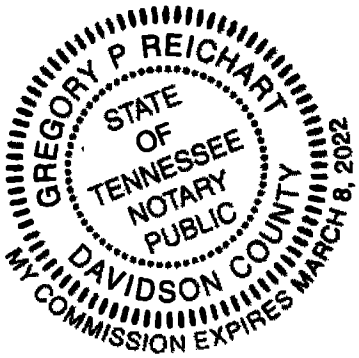
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Daniel Hatfield	First Tennessee Bank National Association	049 16 0A 054.00
(NAME)	(NAME)	
1408 Rock Creek Court	12195 Metro Parkway , Suite 2	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Ft. Myers, FL 33966	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Four Thousand Nine Hundred And No/100 Dollars ($164,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jasmaine Batson, Administrator of the Estate of Vincent Lavell Batson,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel Hatfield, a single man**, hereinafter called the Grantee, his 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 No. 34 on the Plan of Willow Trace Subdivision, Phase Two, of record in Plat Book 7900, Page 46, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Vincent Batson by Warranty Deed from G. R. Rogers dated December 23, 1999 and recorded December 30, 1999 as Instrument No. 199912300309121, in said Register's Office for Davidson County, Tennessee. The said Vinent Lavell Batson died intestate on January 27, 2017, leaving three (3) heirs at law, namely his children Jasmine Batson, Ashley Batson, and Vincent Lavell Batson Jr. The estate of Vincent Lavell Batson has been administered in Case No. 17P570 in the Seventeenth Circuit Court of Davidson County, Tennessee, Probate Division. Pursuant to the Order for Approval of Sale of Real Property, entered on June 29, 2018, the adminstrator of the Estate of Vincent Lavell Baston, Jasmine Batson, is expressly authorized to sign any and all documents on behalf of the estate and on behalf of the heirs at law in order to effecutate the sale of the property referenced herein.

Bill Garrett Davidson County
Batch# 122546 DEEDWARR
07/31/2018 09:41:30 AM 2 pgs
Fees: $13.00 Taxes: $610.13
20180731-0074448

File Number: GRN-184344FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1408 Rock Creek Court, Whites Creek, TN 37189

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, has 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 30 day of July, 2018

Jasmaine Batson, Administrator of the Estate of Vincent Lavell Batson
Jasmaine Batson, Administrator of the Estate of Vincent Lavell Batson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jasmaine Batson, as Administrator of the Estate of Vincent Lavell Batson., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of July, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-184344FC