Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-EXIT-18-3000-132

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180616760

Bill Garrett Davidson County
Batch# 129723 **DEEDWARR**
08/16/2018 10:32:51 AM 2 pgs
Fees: $13.00 Taxes: $961.63

20180816-0081198

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $259,900.00.

R Battan
Affiant

Subscribed and sworn to before me, this 13th day of August, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Leigh Vargo 3000 Hillsboro Pike Nashville TN 37215	New Owner	Tax Parcel ID No. 117-03-0A-132.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rachel L. Battan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leigh Vargo**, ("Grantee"), unmarried, her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 132 , on the Horizontal Property Regime for Versaille s Apartments, as recorded in the Master Deed of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, re - recorded in Book 5667, page 375, further amended in Book 7770, page 955 and Book 8434, page 719 and as shown on plat of record in Plat Book 5050, page 80, corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to RACHEL L. BATTAN, by deed from DELILAH A. BATTAN and husband, THOMAS A. BATTAN, of record in Instrument No. 20060609-0068594, dated June 8, 2006, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 117-03-0A-132.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5050, page 80 and corrected in Book 5171, page 153, said Register's Office.

Master Deed of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, Book 5667, page 375, Book 7770, page 955 and Book 8434, page 719, said Register's Office.

This is improved property located at 3000 Hillsboro Pike Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 2018.

RLBattan
Rachel L. Battan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel L. Battan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2018.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021