WARRANTY DEED

Bill Garrett Davidson County
atch# 130807 DEEDWARR
8/20/2018 09:56:00 AM 2 pgs
ees: $13.00 Taxes: $884.30

20180820-0082103

Y-KW-18-8239

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hunter C. Batson and Ashley L. Batson	**New Owner**	
(NAME)	(NAME)	
8239 Rossi Road		**181-14-0A-064.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 consideration, the receipt of which is hereby acknowledged, **TROY C. MCMAKEN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUNTER C. BATSON AND ASHLEY L. BATSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 64 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument Number 20060328-0035297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Troy C. McMaken, an unmarried man by Warranty deed from Heather Vardell, an unmarried woman of record in Instrument No. 20130829-0091491 Register's Office for Davidson County, Tennessee, dated August 27, 2013 and recorded on August 29, 2013.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan attached as Exhibit A-1 to the First Supplemental Declaration of Covenants,Conditions and Restrictions of record in Instrument 200603280035297, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200509220114218, as supplemented in Instrument 200603280035297, 200605010049958, amended in 200612280160255, 200607310092350, 200701300012170, 200711290138690, affidavit in 200712130143550, 200803180027346 and 200802260018882, Register's Office for Davidson County, Tennessee.
- Charter in Instrument 200812190121383, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas in Instrument 200510310130768 and 200710170123090, Register's Office for Davidson County, Tennessee.
- Temporary Signage Easement in Instrument 200504150042178, Register's Office for Davidson County, Tennessee.
- Reciprocal Easement Agreement in Instrument 200504150042178, Register's Office for Davidson County, Tennessee.
- Easements to United States of America in Book 4424, page 967, Register's Office for Davidson County, Tennessee.
- 200 foot TVA Transmission Line Easement in Book 4424, page 967, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Public Utility & Drainage in Instrument 200512190151953, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 200505050050659, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8239 Rossi Road, Brentwood, Tennessee 37027**.

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 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 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/our hand(s) this the 17th DAY OF AUGUST, 2018.

Troy C. McMaken

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TROY C. MCMAKEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August, 2018.

Notary Public
My Commission Expires: 8/26/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212