WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137318 DEEDWARR
09/05/2018 02:47:48 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20180905-0087954

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/11/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Lee Properties, LLC and Caitlin Custom Homes & Remodel, LLC	New owner	
(NAME)	(NAME)	08303025100
9501 EDENBROOK CT.		
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027		
(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, **Lara Batey, single**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **E. Lee Properties, LLC, a Tennessee Limited Liability Company, and Caitlin Custom Homes & Remodel, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, 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 No. 51 on the Plan of Brownsville as of record in Book 21, Page 9, Register's Office for said County, described as follows:

Beginning in the southerly margin of Carter Street at a point 71.5 feet west of the westerly margin of Johnson Street; thence with the southerly margin of said Carter Street westwardly 72 feet to the northeast corner of the property conveyed to R. E. Hellen, Jr. etux by deed from S. Briggs Burkhalter and wife of record in Book 1906, Page 433, Register's Office for said Count; thence with Hellen's easterly line southwardly 197.5 feet to an iron pin; thence eastwardly 72 feet; thence northwardly 197.5 feet, more or less, to the beginning.

Being the same property conveyed to Lara Batey by virtue of that certain Quit Claim Deed dated April 10, 2018, and being of record at Instrument No. 20180412-0034718 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 2230 Carter Ave Nashville, TN 37206
(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 31st day of August, 2018.

Lara Batey

Lara Batey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lara Batey** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2018.

Notary Public

My Commission Expires: 7.5.2021

