Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
18-0535HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Affiant 10/8/2018

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of October, 2018

Notary Public

Commission Expires: 9.22.20

Karen Y Johnson Davidson County
Batch# 150695 DEEDWARR
10/11/2018 10:31:35 AM 2 pgs
Fees: $13.00 Taxes: $177.60
20181011-0100788

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeffrey A. Stromatt 402 Churchill Crossing Madison, TN 37115	NEW OWNER	025-03-0-010.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Kenneth Batey and Judy Batey, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey A. Stromatt, unmarried

HEREINAFTER CALLED THE GRANTEES, 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 all of Lot No. 1 on the "Final Plat of 504 Moncrief Ave.", of record in Instrument Number 20180918-0092569, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING the same property conveyed to Kenneth Batey and wife, Judy Batey by Warranty Deed from Mary Ann Stockton, unmarried, dated 5/5/10 and recorded 5/7/10 in Instrument Number 20100507-0035056, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (4) Deed Restrictions as follows: dwelling shall be a minimum of 1800 square feet of living area on the main floor, brick or stone shall cover a minimum of 60% of the exterior and to grade, structure shall be limited to a single family residence, and the driveway shall be concrete. These restrictions will run with the land.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 504 Moncrief Avenue, Goodlettsville, TN 37072

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of October, 2018.

Kenneth Batey

Judy Batey

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth Batey and Judy Batey** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 8th day of October, 2018.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 9-22-20