This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3551**

Karen Y Johnson Davidson County
Batch# 168182 **DEEDWARR**
11/29/2018 11:06:19 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20181129-0116376

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Daniel B. Sprouse and wife, Rebecca B. Sprouse,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **James H. Battey and Sheila K. Battey, husband and wife**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 8632, together with the carport designated No. 8632 –C in River Plantation, Section Eleven, Phase 3, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 3, Condominium Apartments, recorded in Book 9700, pages 835 and 836, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10623, page 661, and annexation document of record in Book 11332, page 184, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Daniel B. Sprouse and wife, Rebecca B. Sprouse, by Warranty Deed from Alfred C. Ferrell, unmarried, dated 09/24/2014 and filed for record on 10/02/2014 in Instrument Number 20141002-0091298, Register's Office for Davidson County, Tennessee.

This is improved property also known as 8632 Sawyer Brown Road, Nashville, Tennessee, 37221.

Map and Parcel: 142130C13300CO

This conveyance is subject to the following:

1.) All easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to the Master Deed of record in Book 10628, page 661, Register's Office for Davidson County, Tennessee.

2.) Provisions of the Tennessee Horizontal Property Act, *Tennessee Code Annotated, Sections 66-27-201 et seq.*, incorporated herein by reference.

3.) All encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand, this 28th day of November, 2018.

Daniel B. Sprouse -Grantor

Rebecca B. Sprouse -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel B. Sprouse and Rebecca B. Sprouse, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of November, 2018.

NOTARY PUBLIC
My commission expires: 12/19/2020

(SEAL)

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Grantee(s) Name, Address:	Send Tax Statement To:
James H. Battey and Sheila K. Battey	NEW OWNER
8632 Sawyer Brown Road	SAME
Nashville, TN 37221	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$355,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 28th day of November, 2018.

Affiant

NOTARY PUBLIC
My commission expires: 12/19/2020

(SEAL)

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON