Return To: 18-0356
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Y Johnson Davidson County
Batch# 169441 DEEDWARR
12/03/2018 10:55:33 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20181203-0117526

TONYA THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson
The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of November, 2018.

Notary Public

My commission expires: 9-6-20

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Dana A. Keating	Origin Bank	**070-08-0-186**
907 Free Silver Road	1800 N. Hudson Ste 2A	
Nashville, TN 37207	Monroe, LA 71201	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Battleground Investments LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dana A. Keating, an unmarried person

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Southerly 50 feet of the Northerly 100 feet of Lot Nos. 1 through 4, inclusive, on the Plan of Haynie's Subdivision of Block Nos. 1 and 2,of Block "B", on the Haynie's Free Silver Plan, of record in Book 161, Page 161, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Battleground Investments, LLC, a Tennessee limited liability company by Warranty Deed from Barbara Sutton, a married woman of record in Instrument No. 20171011-0104491, Register's Office for Davidson County, Tennessee, dated October 06, 2017 and recorded on October 11, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 907 Free Silver Road, Nashville, TN 37207.

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 HANDS EFFECTIVE AS OF 19th day of November, 2018:

Battleground Investments LLC, a Tennessee Limited Liability Company

By: _____
Steven A. DeSoto, Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

LIMITED LIABILITY ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Steven A. DeSoto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Member of Battleground Investments, LLC, a Tennessee Limited Liability Company, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at office, this the 19th day of November, 2018.

My Commission Expires: 5/25/20

_____
Notary Public

20181640R

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY