Karen Johnson Davidson County
Batch# 198221 DEEDWARR
02/22/2019 01:01:35 PM 2 pgs
Fees: $13.00 Taxes: $592.00
20190222-0016325

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Wayman & Patricia W. Battle 6569 Broken Bow Drive Antioch, TN 37013	Wayman & Patricia W. Battle 6569 Broken Bow Drive Antioch, TN 37013	059000-041.01

THIS INDENTURE, made this 20th day of February, 2019 between

Estate of Ruby Kaye Green by Ruth Murray, Administratrix

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Wayman Battle and Patricia W. Battle, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in the 13th Civil District of Davidson County, Tennessee, described partly according to a survey made by Geo. W. Watkins, Surveyor, March 16, and 17, 1961, as follows:

Beginning on the westerly margin of Buena Vista Pike at a point lying 100 feet north 27 degrees 40' west of the southeast corner of the property conveyed to Howard B. Moore and wife, by deed from R.B. Beal and wife, of record in Book 3218, Page 449, Register's Office for Davidson County, Tennessee, thence with the westerly margin of said Pike, northwestwardly 150.1 feet; thence south 80 degrees 15' west 344 feet, more or less, to the westerly line of the said property conveyed to Moore from Beal, of record in Book 3218, Page 449, Register's Office for said County; thence with said line, south 9 degrees 45' east 175.2 feet; thence north 75 degrees 35' east 391 feet more or less to the beginning.

Being the same property conveyed to Ruby K. Green by Quitclaim Deed dated 9/20/04 from Ruth F. Green of record in Instrument No. 20040927-0116230, and by Warranty Deed dated 11/14/77 from Donald E. Winters and wife, Sara M. Winters of record in Book 5225, Page 585, Register's Office for Davidson County, Tennessee. Ruby K. Green now being deceased, having died on March 13, 2018. Order to Approve the Sale of the Real Estate of the Deceased, Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Case No. 18P-677, Ruth Murray, Administratrix of the Estate of Ruby K. Green executing with authority of the Court.

(Ruby K. Green, Ruby Kaye Green and Ruby F. Green being one in the same person.)

This is (X) improved ( ) unimproved property known as: 5109 Buena Vista Pike, Nashville, TN 37218

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2019 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Estate of Ruby Kaye Green

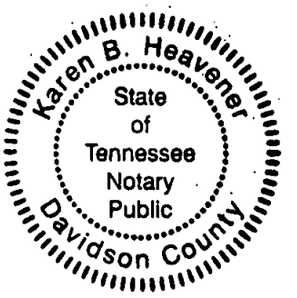
By: Ruth Murray Administratrix
Ruth Murray, Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ruth Murray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Administratrix of the Estate of Ruby Kaye Green and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 20th day of February, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $160,000.00.

Ruth Murray
Affiant

Sworn to and subscribed before me, this 20th day of February, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

