THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26095

Karen Johnson Davidson County
Batch# 251464 DEEDWARR
07/02/2019 10:20:52 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20190702-0064401

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,300,000.00.

Belle Suzette Batchelor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Dale Batchelor and Belle Suzette Batchelor	NEW OWNER	
1 Old Club Lane		104140H06500CO
Nashville, TN 37215		
(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, WE, **William H. Freeman and Brenda Susan Freeman, Co-Executors of the Estate of Virginia G. Freeman,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. **Dale Batchelor and wife, Belle Suzette Batchelor,**

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 Lot No. 1 on the Plan of Revision of Lot 1, Whitworth, Phase 3, Section 3 of record in Plat at Instrument No. 20000710-0067916, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Virginia G. Freeman by Warranty deed from Karl E. Haury Co., Inc., a Tennessee corporation of record in Instrument No. 20000717-0070058 Register's Office for Davidson County, Tennessee, dated July 14, 2000 and recorded on July 17, 2000. The said Virginia G. Freeman died testate on February 12, 2019, and her Last Will and Testament was entered as Docket No. 19P-636, in the Probate Division of the Circuit Court for Davidson County, Tennessee. Pursuant to the Last Will and Testament, the real property is to be administered as part of the Probate Estate to be administered by her Co-Executors, William H. Freeman and Brenda Susan Freeman.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1 Old Club Lane, Nashville, TN 37215.**

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 our hands this the 28th day of June, 2019.

Estate of Virginia G. Freeman

BY: _____
William H. Freeman, Co-Executor

BY: Brenda Susan Freeman
Brenda Susan Freeman, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William H. Freeman, Co-Executor of the Estate of Virginia G. Freeman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of June, 2019.

My Commission expires: 5/5/2020 _____
Notary Public

PAULETTE N. WASSEL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brenda Susan Freeman, Co-Executor of the Estate of Virginia G. Freeman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of June, 2019.

My Commission expires: March 3, 2020 _____
Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON