WARRANTY DEED

Karen Johnson Davidson County
Batch# 293127 DEEDWARR
09/30/2019 11:56:37 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20190930-0099262

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$255,000.00
Zachary T. Batty
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF September 2019.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03-07-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 142
Amy L. Levesque 206 Plantation Court Nashville, Tn 37221	NEW OWNER	GROUP 05 0 A PARCEL 057.00

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, we,

Zachary T. Batty and Angela F. Batty, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Amy L. Levesque, a single woman

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:

Being Unit No. J-5, together with the Carport designated No. J-5-C, in River Plantation, Section Two, a Condominium, a Horizontal Property Regime, located on Plantation Court Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two, Condominium Apartments, recorded In Book 4460, pages 136 and 137 of the Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4661, page 334, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Zachary T. Batts, unmarried, and Angela F. Cerasuolo, unmarried, joint tenants with right of survivorship, by warranty deed from William R. Gable and wife, Virginia W. Gable, dated July 19, 2017 and filed of record in Instrument No. 20170719-0072899, in the Register's Office of Davidson County, Tennessee.

Angela F. Cerasuolo and Angela F. Batty now being one in the same person.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **206 Plantation Court, Nashville, Tennessee 37221**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hand and official seal at office this 25th day of September, 2019.

Zachary T. Batty

Zachary T. Batty

Angela F. Batty

Angela F. Batty

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Zachary T. Batty and Angela F. Batty, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2019.

NOTARY PUBLIC

My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027