THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 318512 DEEDWARR
11/22/2019 11:46:19 AM 2 pgs
Fees: $13.00 Taxes: $3,006.25

20191122-0120924

DAVIDSON COUNTY, TENNESSEE JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **812,500.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don L. Cason	owner	MAP 131-08-0H
1104 Batey Drive		PARCEL -001.00-CO
Nashville, TN 37204		
(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, **Christopher T. Kuzniewski and wife, Kristin H. Kain-Kuzniewski**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Don L. Cason and Nancy F. Cason, husband and wife**

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:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 1104 on Exhibit "D" of the Master Deed of Batey I Townhomes of record as Instrument No. 20051229-0156442 of record in the Register's Office for Davidson County, Tennessee. Together with the appurtenant interest in the common elements of Batey I Townhomes, a horizontal property regime established by said Master Deed. Being a part of Lot 10, Lea-Gran Estates, as shown on plat of record in Plat Book 2083, page 88, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher T. Kuzniewski and wife, Kristin H. Kain-Kuzniewski by Warranty deed from Camp Properties, LLC of record in Instrument No. 200605110055268 Register's Office for Davidson County, Tennessee, dated May 5, 2006 and recorded on May 11, 2006, as corrected by Deed of Correction of record in Instrument No. 20090130-0008137 and by Attorney's Affidavit of Correction of record in Instrument No. 20090210-0011639.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years;(2) all matters shown on the Plan of record in Plat Book 2083, Page 88; (3) the Master Deed establishing a Horizontal Property Regime of Batey I Townhomes of record in Instrument Number 20051229-0156442; (4) By-Laws of Batey I Townhomes Condominium Association, Inc. attached as Exhibit "C" to the aforementioned Master Deed (5) Charter of Batey I Townhomes Condominium Association, Inc. of record in Instrument Number 20051229-0156145; (6) All visible easements; (7) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1104 Batey Drive; Nashville, TN 37204.**

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 21st day of November, 2019.

Christopher T. Kuzniewski by Theo Antoniadis, Attorney-in-Fact

Christopher T. Kuzniewski by Theo Antoniadis, Attorney-in-Fact

Kristin H. Kain-Kuzniewski by Theo Antoniadis, Attorney-in-Fact

Kristin H. Kain-Kuzniewski by Theo Antoniadis, Attorney-in-Fact

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 **Theo Antoniadis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Kristin H. Kain-Kuzniewski and Christopher T. Kuzniewski,** as their Attorney in Fact, as the free act and deed of the within named **Kristin H. Kain-Kuzniewski and Christopher T. Kuzniewski** .

Witness my hand and official seal this the 21st day of November, 2019.

My Commission expires 1-6-20

STATE OF TENNESSEE NOTARY PUBLIC
JAMES A. WAECHTER DAVIDSON COUNTY, TENN.

Notary Public