THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 330865 DEEDWARR
12/17/2019 11:08:46 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50
20191217-0130114

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Nicholas Batcha and Kelly Simpkins 1625 Marshall Hollow Drive Nashville, TN 37203	NEW OWNER	105-11-2-D04-50-0CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Bradley Jacobs, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Nicholas Batcha, Unmarried and Kelly Simpkins, Unmarried as Tenants in Common with Right of Survivorship**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 45, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Southgate Station, a Horizontal Property Regime With Private Elements of record as Instrument No. 20170726-0075875 as amended in Instrument No. 20171130—0122369 and being shown on Plat attached thereto as Exhibit "C", 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 Bradley Jacobs, an unmarried man, by Warranty Deed from Southgate Partners, LLC, a Tennessee Limited Liability Company, of record on September 5, 2018, at Instrument No. 20180905-0088083, Davidson County Register of Deeds.

This is property commonly known as 1625 Marshall Hollow Drive Nashville, TN 37203.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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, this 11th **day of December, 2019**:

Bradley Jacobs

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bradley Jacobs,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of December, 2019:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF _____

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$455,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 11th DAY OF December, 2019.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022