WARRANTY DEED

File #20066

Karen Johnson Davidson County
Batch# 369157 DEEDWARR
03/09/2020 09:18:14 AM 2 pgs
Fees: $13.00 Taxes: $1,766.75

20200309-0025947

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $477,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4THTH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wade Batson	NEW OWNER	-160-08-0-054.00
(NAME)	(NAME)	
489 Broadwell Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, I, **Rowena Hines, a widow,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wade Batson and Megan Batson, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 71 on the Plan of Brentview Hills, as of record in Book 3300, Page(s) 43 and 44, Register's Office for said County.

Said Lot No. 71 fronts 135 feet on the Southerly side of Broadwell Drive, and runs back 320.02 feet on the Easterly line and 273.26 feet on the Westerly line, to the center line of a Creek, on which it measures 150 feet more or less.

Being the same property conveyed to Bobby S. Hines and wife, Rowena Hines by Warranty deed from Claude Dunn Construction Company, Inc. of record in Book 3787, page 700, Register's Office for Davidson County, Tennessee, dated July 07, 1964 and recorded on July 08, 1964. Bobby S. Hines having since died, leaving Rowena Hines as surviving spouse under tenancy by the entirety. Kelly Hines executed this instrument on behalf of Rowena Hines pursuant to the Power of Attorney, executed by Rowena Hines, dated October 4, 2019, of record in Instrument No. 20200309-0025946, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☒ property, known as 489 Broadwell Drive, Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 4TH day of March, 2020.

ROWENA HINES BY: [signature], ATTORNEY IN FACT

Rowena Hines by Kelly Hines, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kelly Hines, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Rowena Hines for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Rowena Hines, and is authorized by Rowena Hines to execute this instrument on her behalf.

Witness my hand, at office, this 4th day of March, 2020.

My commission expires: 8.4.20 [signature]
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027