Karen Johnson Davidson County
Batch# 373617 DEEDWARR
03/17/2020 10:39:59 AM 2 pgs
Fees: $13.00 Taxes: $954.60
20200317-0029397

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$258,000.00 Wanda Batson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF March 2020
NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL) January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 160
Don M. Lunn	Same	GROUP 14 0
1584 Crosspointe Drive		PARCEL 011.00
Brentwood, Tennessee 37027		

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,

Wanda Batson, a single woman

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

Don M. Lunn and Linda Talley Lunn, Trustees of
The Lunn Family Revocable Living Trust
U/T/A dated September 19, 2019

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 Lot No. 11 on the Plan of Brenthurst Subdivision, as of record in Plat Book 5200, Page 492, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wanda Batson by Quitclaim Deed from Foster Family Real Estate Partnership, L.P., a Tennessee limited partnership, dated March 15, 2006 and filed or record in Instrument No. 20050317-0029448, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5601 Kristin Lane, Brentwood, Tennessee 37027**.

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 5th day of March, 2020.

Wanda Batson
Wanda Batson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Wanda Batson, 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 5th day of March, 2020.

NOTARY PUBLIC

My Commission Expires: January 23, 2023



PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027