Karen Johnson Davidson County
Batch# 468473 DEEDWARR
09/02/2020 01:16:30 PM 4 pgs
Fees: $23.00 Taxes: $3,452.10
20200902-0099868

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 832667 464775-003621 Sandra Ryan	The actual consideration or value, whichever is greater, for this transfer is $ 933,000.00 Affiant Subscribed and sworn to before me, this the 25th day of August, 2020. Notary Public My commission expires: 6/13/2021 (Affix Seal)

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: James W. Batty and Jessica L. Batty	NAME: LoanDepot.com
STREET ADDRESS: 1408 Woodmont Blvd Nashville, TN 37215	STREET ADDRESS: 4800 N. Scottsdale Road Scottsdale, AZ 85251
MAP & PARCEL NO.: 117-12-0Z-002.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason Lee Ostendorf and Samantha Lee Ostendorf, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

James W. Batty and Jessica L. Batty, husband and wife,
hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 1408 Woodmont Blvd., Nashville, TN 37215

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 17th day of April, 2020.

X _____ X _____

Jason Lee Ostendorf Samantha Lee Ostendorf

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jason Lee Ostendorf, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 17th day of April, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires 10-2-2023

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Samantha Lee Ostendorf, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 17th day of April, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires 10-2-2023

Exhibit A

A certain townhome located in Davidson County Tennessee, being Unit No. B of 1408 Woodmont Blvd Townhomes, a Horizontal Property Regime With Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1408 Woodmont Blvd Townhomes of record in Instrument Number 20171113-0116310, in the Register's Office for Davidson County Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Declaration.

Being a portion of the same property conveyed to SQFT Builder LLC by Warranty deed from Henry J. Abbott of record in Instrument No. 20171003-0101201 Register's Office for Davidson County Tennessee, dated September 29, 2017 and recorded on October 03, 2017.

(Value or consideration as shown in aforementioned deed $422,000.00.)

Being the same property conveyed to Jason Lee Ostendorf and Samantha Lee Ostendorf, husband and wife by Warranty deed from SQFT Builder LLC, a Tennessee limited liability company of record in Instrument No. 20200102-0000266 Register's Office for Davidson County Tennessee, dated December 30, 2019 and recorded on January 02, 2020.

(Value of consideration shown in aforementioned deed $930,000.00.)

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

D. Shayne Adair

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 D. Shayne Adair, 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 for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY