WARRANTY DEED

Karen Johnson Davidson County
Batch# 475234 **DEEDWARR**
09/14/2020 01:07:00 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20200914-0104588

R-AKR-19-819

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Battlefield Properties, LLC	**Same as New Owner**	
(NAME)	(NAME)	**103-01-0-122.00**
608 Shelby Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT L. ABBOTT AND GERTRUDE ABBOTT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BATTLEFIELD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Tract No.4 on the map showing the division of Jackson Place on Charlotte Pike, as of record in Book 1130, page 59, Register's Office for siad County, described partially according to a survey of Ralph W.C. Lambert, Surveyor, dated May 15, 1961, as follows:

Beginning at a point in the southerly margin of Watts Lane 8 feet east of the northeast corner of the property conveyed to Therel J. Gentry and wife, by deed of record in Book 2640, page 136, said Register's Office; thence with the margin of Watts Lane, easterly 135 feet to an iron pin; thence leaving said Lane, South 4° 45' East 179 feet to an iron pin; thence South 84° 30' West 120 feet to an iron pin in a fence; thence North 14° 45' West 192.5 feet, more or less to the point of beginning.

Being a portion of the same property conveyed to Robert L. Abbott and wife, Gertrude Abbott by Deed from Milton P. Smith and wife, Rena P. Smith of record in Book 3708, page 213 Register's Office for Davidson County, Tennessee, dated April 14, 1964 and recorded on April 14, 1964.

Being the same properly conveyed to Michael D. Sontag Trustee by Quitclaim Deed from Robert L. Abbott and Gertrude Abbott of record in Instrument No. 20110923-0073847 Register's Office for Davidson County, Tennessee, dated September 13, 2011 and recorded on September 23, 2011 and within the same deed the said Michael D. Sontag, Trustee conveyed his interest in the subject property to Robert L. Abbott and wife, Gertrude Abbott, as equal tenants in common.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **819 Watts Lane, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10th DAY OF SEPTEMBER, 2020.

Robert L. Abbott

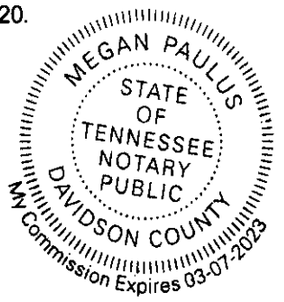
Gertrude Abbott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT L. ABBOTT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of September, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

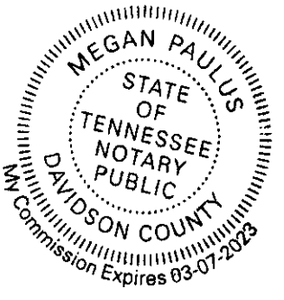


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of September, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212