THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P20-11149-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **800,000.00**. Janice Collins Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September, 2020. Robin S. Edwards Notary Public MY COMMISSION EXPIRES: 3/25/2023 (AFFIX SEAL)

ROBIN S. EDWARDS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacarandas Properties, Ltd.	New Owner	MAP & PARCEL
927 Southside Place		105-02-1E-002.00-CO
Nashville, TN 37203		
(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, WE, **Batman 927, LLC a Georgia Limited Liability Corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacarandas Properties, Ltd.**

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:

Land in Davidson County, Tennessee, being Unit No. B, on the Horizontal Property Regime for Declaration of Covenants, Conditions and Restrictions for Townhomes at 925 Southside Place, as recorded in the Master Deed of record in Instrument No. 20161118-0122052, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Laura Peters, unmarried woman by Warranty deed from Duane Harrison and Donna Harrison of record in Instrument No. 20180329-0029662 Register's Office for Davidson County, Tennessee, dated March 27, 2018 and recorded on March 29, 2018.

Being the same property conveyed to Batman 927, LLC a Georgia Limited Liability Corporation by Quitclaim deed from Laura Peters of record in Instrument No. 20200504-0046315 Register's Office for Davidson County, Tennessee, dated April 14, 2020 and recorded on May 04, 2020.

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.

This is () UNIMPROVED

(X) IMPROVED property known as **927 Southside Pl, Nashville, TN 37203.**

Karen Johnson Davidson County
Batch# 476004 **DEEDWARR**
09/15/2020 10:21:38 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20200915-0105033

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 ___ hand( ) this the 4th day of September, 2020.

Batman 927, LLC a Georgia Limited Liability Corporation

BY: _____ Sole Member
Laura Peters, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Laura Peters, withh whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the sole member of the maker, **Batman 927, LLC a Georgia Limited Liability Corporation**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 4 day of September, 2020.

My Commission expires 11/3/2020

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY