THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930132**  	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Affiant Subscribed and sworn to before me, this 2nd day of October, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 489444 **DEEDWARR**
10/05/2020 12:18:56 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20201005-0114932

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chase Andrew Batty and Lauren Elise Batty 5007 Lewisdale Court Nashville TN 37211	New Owner	Tax Parcel ID No. 147 15 0 079.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Lucas Talley and Olivia Lynne Akridge n/k/a Olivia Akridge Talley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chase Andrew Batty and Lauren Elise Batty, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 516, as shown on the map entitled Plan of Whispering Hills Section II-C, of record in Plat Book 2663, Pages 66 and 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Lucas Talley and Olivia Lynne Akridge, husband and wife, by Warranty Deed from Chad W. Westmoreland and Leslie Ann Westmoreland Wife, of record in Instrument No. 20170502-0042937, in the Register's Office of Davidson County, Tennessee, dated April 28, 2017 and recorded on May 02, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Whispering Hills Section II-C, as recorded in Plat Book 2663, Page(s) 66 and 67.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2797, Page 483.

This is improved property located at 5007 Lewisdale Court Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of October, 2020.

Robert Lucas Talley

Olivia Lynne Akridge n/k/a Olivia Akridge Talley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Lucas Talley and Olivia Lynne Akridge n/k/a Olivia Akridge Talley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2020.

Notary Public

My Commission Expires: _____

MARY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES