WARRANTY DEED

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

J-SB-CR-20-4411-4413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AF

Karen Johnson Davidson County
Batch# 524841 DEEDWARR
12/04/2020 02:48:52 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20201204-0141340

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)
Suburban Cowboys, LLC	**New Owner**	
(NAME)	(NAME)	
2441 Old Fort Parkway, Ste. Q472		**147-7-50.00** **147-7-51.00**
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(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, **PAMELA FOUNTAINE BATTLE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUBURBAN COWBOYS, 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 Lot Nos. 26 and 27 on the Map showing T.C. Cook's Resubdivision of part of the B.F. Cook's Old Homeplace, of record in Plat Book 547, Page 163, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Pamela Fountaine Battle by Final Judgment of Divorce from John Wade Battle, recorded September 9, 1991 in Book 8438, Page 767, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Battle and wife, Pamela Battle by Installment Deed from Iris R. Overton and Stephanie C. Nightingale recorded May 23, 1985 in Book 6563, Page 879, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 163, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4411 & 4413 Providence Heights, Nashville, Tennessee 37211**.

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 1st DAY OF DECEMBER, 2020.

Pamela Fountaine Battle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA FOUNTAINE BATTLE, 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 1st of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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