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**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29581

Karen Johnson Davidson County
Batch# 541939 **DEEDWARR**
12/23/2020 12:06:33 PM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20201223-0152975

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Heather Holmes Bateman and Paul Bateman | NEW OWNER | |
| 2708 Overhill Circle | | 09504022500 |
| Nashville, TN 37214 | | |
| (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, **Steven K. Glassmeyer and wife, Sharon Glassmeyer,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather Holmes Bateman and Paul Bateman, wife and husband,**

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 the Westerly Front 95 feet of Lot No. 68 on the map of Bluefield of record in Book 843, Page 16, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 68 Fronts 95 feet on the Southerly side of Overhill Drive and runs back between lines 221 feet on the Easterly line and 240 feet on the Westerly line to a dead line and measures 146.4 feet thereon.

Being the same property conveyed to Steven K. Glassmeyer and Sharon Glassmeyer, husband and wife, as tenants by the entirety by Quitclaim deed from Steven K. Glassmeyer, who acquired title as Steven Glassmeyer and Sharon Glassmeyer, husband and wife of record in Instrument No. 20140527-0044952 Register's Office for Davidson County, Tennessee, dated May 12, 2014 and recorded on May 27, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (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 IMPROVED property known as **2708 Overhill Circle, Nashville, TN 37214.**

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 our hands this the 21st day of December, 2020.

Steven K. Glassmeyer by Sam Anderson, Attorney-in-Fact

Sharon Glassmeyerr by Sam Anderson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Sam Anderson,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Steven K. Glassmeyer and Sharon Glassmeyer,** and who acknowledged that he executed the same as the free act and deed of **Steven K. Glassmeyer and Sharon Glassmeyer.**

Witness my hand and official seal this the 21st day of December, 2020.

My Commission expires: _____

Notary Public

KAYLA E. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024