Karen Johnson Davidson County
Batch# 543878 DEEDWARR
12/31/2020 10:55:30 AM 4 pgs
Fees: $23.00 Taxes: $3,459.50
20201231-0155008

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-1167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Frank Batson Homes, Inc.	NEW OWNER	Map: See List in Deed
(NAME) 120 Donelson Pike #101	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NINE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($935,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SEVEN POINTS, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FRANK BATSON HOMES, INC.,

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:

Map #110020B04500CO and Map #110020B04600CO aka 2292 and 2290 Seven Points Circle - Hermitage, TN 37076

Being Units A & B of Lot 30 on the Plan of The Reserve at Seven Points, Lots 1 Through 41 and Open Spaces A Through H, a Horizontal Property Regime with Private Elements, Established by the Declaration of Covenants, Conditions, and Restrictions for The Reserve at Seven Points, Lots 1 Through 41 and Open Spaces A Through H of record in Instrument 20171004-0101710 and amended in Instrument 20180323-0027343 to reference plat and shown on Amendment of record in Instrument 20200619-0065466 and amending Plat of record in Instrument 20180223-0017267, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

and,
Map #110020B04700CO and Map #110020B04800CO aka 421 and 423 Anchor Reserve Cove - Hermitage, TN 37076

Being Units A & B of Lot 11 on the Plan of The Reserve at Seven Points, Lots 1 Through 41 and Open Spaces A Through H, a Horizontal Property Regime with Private Elements, Established by the Declaration of Covenants, Conditions, and Restrictions for The Reserve at Seven Points, Lots 1 Through 41 and Open Spaces A Through H of record in Instrument 20171004-0101710 and amended in Instrument 20180323-0027343 to reference plat and shown on Amendment of record in Instrument 20200820-0094003 and amending Plat of record in Instrument 20180223-0017267, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

and,
Map #110020B05000CO and Map #110020B05100CO aka 509 and 511 Wright Branch Cove - Hermitage, TN 37076

Being Units A & B of Lot 27 on the Plan of The Reserve at Seven Points, Lots 1 Through 41 and Open Spaces A Through H, a Horizontal Property Regime with Private Elements, Established by the Declaration of Covenants, Conditions, and Restrictions for The Reserve at Seven Points, Lots 1 Through 41 and Open Spaces A Through H of record in Instrument 20171004-0101710 and amended in Instrument 20180323-0027343 to reference plat and shown on Amendment of record in Instrument 20201002-0114096 and amending Plat of record in Instrument 20180223-0017267, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

and,
Map #110020B02700CO and Map #110020B02800CO aka 5013 and 5015 Harbor Reserve Cove - Hermitage, TN 37076

Being Units A & B of Lot 14 on the Plan of The Reserve at Seven Points, Lots 1 Through 41 and Open Spaces A Through H, a Horizontal Property Regime with Private Elements, Established by the Declaration of Covenants, Conditions, and Restrictions for The Reserve at Seven Points, Lots 1 Through 41 and Open Spaces A Through H of record in Instrument 20171004-0101710 and amended in Instrument 20180323-0027343 to reference plat and shown on Amendment of record in Instrument 20190816-0082472 and amending Plat of record in Instrument 20180223-0017267, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

and,
Map #110020B05800CO and Map #110020B05900CO aka 5009 and 5011 Harbor Reserve Cove - Hermitage, TN 37076

Being Units A&B of Lot 6 on the Plan of The Reserve at Seven Points, Lots 1 Through 41 and Open Spaces A Through H, a Horizontal Property Regime with Private Elements, Established by the Declaration of Covenants, Conditions, and Restrictions for The Reserve at Seven Points, Lots 1 Through 41 and Open Spaces A Through H of record in Instrument 20171004-0101710 and amended in Instrument 20180323-0027343 to reference plat and shown on Amendment of record in Instrument 20201203-0140408 and amending Plat of record in Instrument 20180223-0017267, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

and,
Map #110020A04200CO aka 4099 Smotherman Lane - Hermitage, TN 37076

Being Lot 42 on the Plan of The Reserve at Seven Points, of record in Instrument No. 20180223-0017267, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Seven Points, LLC by deed from Jacqueline F. Calvert and David A. Fisher and Paul D. Fisher and Cecelia G. Fisher, Co-Trustees of the Iris P. Fisher Trust U/A/D September 25, 1997, dated December 29, 2015, of record in Instrument 20151230-0131237 and being part of the same property conveyed to Seven Points, LLC by deed from Jacqueline F. Calvert and David A. Fisher and Paul D. Fisher and Cecelia G. Fisher, Co-Trustees of the John C. Fisher Trust U/A/D dated May 27, 2000, of record in Instrument 20151230-0131242, Register's Office for said County.

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

unimproved ☒
This is improved ☐ property, known as Lots 30-A&B; 11-A&B; 27-A&B; 14-A&B; 6-A&B; 42, The Reserve at Seven Points, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 29th day of December, 2020.

Seven Points, LLC

BY: _____ Chief Manager
Frank C. Batson
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank C. Batson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Chief Manager respectively of Seven Points, LLC, the within named bargainer, and that he/she as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 29th day of December, 2020.

My Commission Expires: 5.2.22

_____
Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.