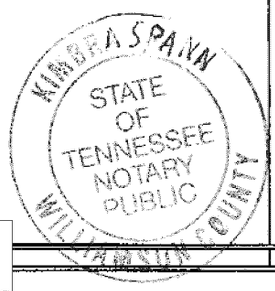
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132376**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me, this 20th day of January, 2021. Notary Public My Commission Expires: 2/20/2023



Karen Johnson Davidson County
Batch# 563503 DEEDWARR
01/28/2021 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210128-0012700

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph N Freije	Premier Bank	Tax Parcel ID No.
5001 Stonemeade Drive	275 West Federal St	155 15 0A 094.00
Nashville TN 37221	Youngstown, OH 44503-1203	

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, **Daniel S Bateman and Anne M Bateman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph N Freije, an unmarried man** ("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 No. 94 on the Plan of A Plat of Stonemeade, Section I of record in Plat Book 6900, Page (s) 800 and 801, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel S. Bateman and Anne M. Bateman, husband and wife by Warranty Deed from Jeffrey J. Ringvelski and Gretchen A. Ringvelski, husband and wife, of record in Instrument No. 20191231-0134722, Register's Office for Davidson County, Tennessee, dated December 20, 2019 and recorded on December 31, 2019.

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 2021 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 Stonemeade Section I, as recorded in Plat Book 6900, Page(s) 800 & 801.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Boundary Plat of Stonemeade, as recorded in Plat Book 6900, Page(s) 799.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7701, Page 290 reaffirmation recorded in Book 8349, Page 43 amended in Book 8517, Page 992 and Book 8810, Page 840.

Easement for Water Line, recorded in Book 7142, Page 460.

Easement for Public Utilities, recorded in Book 9740, Page 967.

This is improved property located at 5001 Stonemeade Drive Nashville TN 37221

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 20th day of January, 2021.

Daniel S Bateman

Anne M Bateman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel S Bateman and Anne M Bateman, 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 20th day of January, 2021.

Notary Public

My Commission Expires:

CHAD T. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

True Copy Certification

I, Kimbra Spann, 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.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, April D. Wideman, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

April D. Wideman
My commission expires: 3/13/2023

