Karen Johnson Davidson County
Batch# 757857 DEEDWARR
11/18/2021 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20211118-0153793

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

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 $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2021.

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.: 21-0999

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Frank Batson Homes, Inc.	New Owner	Map: 110020B06200CO, 110020B06300CO, 110020B06000CO and 110020B06100CO
(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 THREE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($340,000.00), 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: 110020B06200CO & 110020B06300CO
2296 & 2294 Seven Points Cir., Hermitage, TN 37076

Being Unit A & B of Lot 29, 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 20210420-0052897 and amending Plat of record in Instrument 20180223-0017267, RODCT, to which reference is hereby made for a more complete description of said unit.

Map: 110020B06000CO & 110020B06100CO
2286 & 2284 Seven Points Cir., Hermitage, TN 37076

Being Unit A & B of Lot 31, 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

20210420-0052893 and amending Plat of record in Instrument 20180223-0017267, RODCT, to which reference is hereby made for a more complete description of said unit.

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 5, 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, 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.

unimproved ☒
This is improved ☐ property, known as 2296, 2294, 2286 & 2284 Seven Points Cir., 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 12th day of November, 2021.

Seven Points, LLC

BY: _____
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, 12th day of November, 2021.

My Commission Expires: 5.2.22

_____
Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Laura Hamann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 12, 2021.

(AFFIANT) – Laura Hamann

11/12/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 12th day of November, 2021.

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY