Karen Johnson Davidson County
Batch# 909075 DEEDWARR
08/29/2022 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,135.12
20220829-0096815

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 $577,060.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.3.26
(AFFIX SEAL)

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

File No.: 22-0556

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brent Warriner Combs and Mary Jo Combs	Bank of Tennessee	Map: 110020B07200CO
(NAME) 614 Lake Reserve Cove	(NAME) 301 E. Center Street	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED SEVENTY-SEVEN THOUSAND SIXTY AND NO/100 DOLLARS ($577,060.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FRANK BATSON HOMES, INC.,

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

BRENT WARRINER COMBS AND MARY JO COMBS, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit A of Lot 38 on the Plan of The Reserve at Seven Points, as depicted in Exhibit A of the Amendment to 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 20210610-0077966, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof, and being supplemental to the Declaration of record in Instrument 20171004-0101710 and amended in Instrument 20180323-0027343, said Register's Office.

Being part of the same property conveyed to Frank Batson Homes, Inc., by deed from Seven Points, LLC, of record in Instrument No. 20220425-0047164, dated April 22, 2022, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20180223-0017267, Instrument No. 20171004-0101710, Instrument No. 20180323-0027343 and Instrument No. 20210610-0077966, said Register's Office; (3) Reservations in Deed of record in Book 2965, Page 588, said Register's Office; (4) Restriction for Stormwater Facilities & Systems of record in Instrument No. 20160823-0088147, said Register's Office; (5) Easement & Maintenance Agreement for Sewage Pump, Service Lines, Ingress & Egress & Appurtenances of record in Instrument No. 20220713-0080491, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20171004-0101710, Instrument No. 20180323-0027343, and Instrument No. 20210610-0077966, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 614 Lake Reserve Cove, 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 26th day of August, 2022.

Frank Batson Homes, Inc.

BY: _____
Frank C. Batson
President

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 President respectively of Frank Batson Homes, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of August, 2022.

My Commission Expires: 3.3.26

_____
Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 August 26, 2022.

(AFFIANT) – Karen Suggs

08/26/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 26th day of August, 2022.

My commission expires: 3/3/26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY