WARRANTY DEED

Karen Johnson Davidson County
Batch# 924626 DEEDWARR
10/03/2022 11:41:36 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20221003-0108745

File #22-DM-0506-VIII

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen Batson	new owner	
(NAME)	(NAME)	**150 09 0B 506.00**
506 Forest Pointe Pl.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW ANDERSON, AND LINDSAY ANDERSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN BATSON, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 506 of Forest Pointe Condominiums, a Condominium Development as set forth in Plat Book 7900, Page 281 and as depicted and established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Forest Pointe Condominiums of record in Book 7801, Page 463 as amended in Book 8050, Page 853 and Instrument Number 20030712009702, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights. and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Andrew Anderson and Lindsay Anderson, husband and wife, by Warranty Deed from Lisa G. Farney, an unmarried woman, of record in Instrument No. 20200115-0005484, in the Register's Office of Davidson County, Tennessee, dated January 10, 2020 and recorded on January 15, 2020.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Forest Pointe Condominiums Formerly Resubdivision Lot 69 Forest View Park South, Forest View Drive, as recorded in Plat Book 6900, Page 930.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision Forest Pointe Condominiums Formerly Resubdivision Lot 69 Forest View Park South, Forest View Drive, as recorded in Plat Book 7900, Page 16.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Second Revision Forest Pointe Condominiums Formerly Resubdivision Lot 69 Forest View Park South, Forest View Drive, as recorded in Plat Book 7900, Page 281.
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Forest Pointe Condominium of record in Book 7801, Page 463, as amended by instrument(s) of record in Book 8050, Page 853 and Instrument No. 20030712-0097022; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
*Declaration of Covenants, Conditions and Restrictions recorded in Book 10412, Page 567 and Book 7075, Page 790, Correction in Book 7079, Page 424.
*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7640, Page 534.
*Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances and Force Main, recorded in Instrument No. 20061122-0145201.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **506 Forest Pointe Place, Nashville, TN 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15th day of September, 2022.

Andrew Anderson

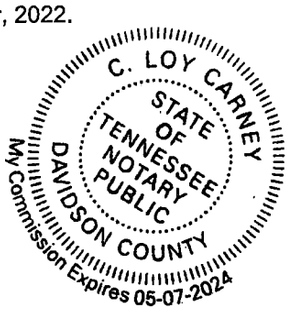
Lindsay Anderson by Andrew Anderson, Attorney in Fact
Lindsay Anderson by Andrew Anderson,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2022, before me personally appeared Andrew Anderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2022.

Notary Signature
My commission expires:

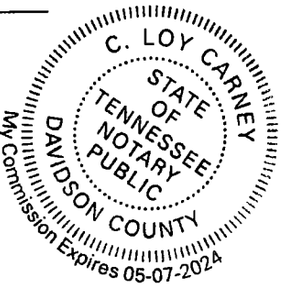


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Andrew Anderson, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Lindsay Anderson and acknowledged that he executed the same as the free act and deed of the said Lindsay Anderson.

Witness my hand, at office, this 15th day of September, 2022.

Notary Signature
My commission expires



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204