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WARRANTY DEED

ECM-98-4221

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Judy B. Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: 3/23/2002
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus Ballard	Marcus Ballard	73-13-122
234 Riverside (NAME)	234 Riverside (NAME)	
~~2722 Mailan~~ Drive (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Nashville TN 37206 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Pierce Nelson Harover, Jr. and ~~wife~~, Kelly Ann Harover Follis,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marcus Ballard and wife, Judy Ballard

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:

Being Lot No. 26 on the Plan of Mailan Heights Subdivision, as of record in Plat Book 1835, Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Pierce N. Harover, Jr. and wife, Kelly Ann Harover by deed from Gene E. Tidwell and wife, Bobbie J. Tidwell of record in Deed Book 8725, page 291, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

The said Pierce Nelson Harover, Jr. and Kelly Ann Harover having since divorced, and the said Kelly Ann Harover having since remarried, her name now being Kelly Ann Harover Follis

0730 10/07 0101 03CHECK 223.75

IDENTIF. & REFERENCE

98 OCT -7 AM 9:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
is improved (X) property, known as 2722 Mailan Drive, Nashville, Tennessee 37206
(House Number) (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 hand s this 2nd day of October 19 98

Pierce Nelson Harover, Jr.
Pierce Nelson Harover, Jr.

Kelly Ann Harover Follis
Kelly Ann Harover Follis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pierce Nelson Harover, Jr. and wife, Kelly Ann Harover Follis

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 2nd day of October, 19 98.

Commission expires 3/23/2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

☐ 1310 Memorial Boulevard
Springfield, Tennessee 37172

☒ 4733 Andrew Jackson Pkwy. #1-C
Hermitage, Tennessee 37076

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 557 Sam Ridley Pkwy W., Suite A
Smyrna, Tennessee 37167

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 57500.00
CON TX 212.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 223.75
CHECK 223.75

10/07/98 01 09:21 0001 0730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0497229
IDENTIF. # REFERENCE

98 OCT -7 AM 9:19
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1355986