Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/03 14:26 2pgs
Fees:13.00 Taxes:481.00

20030508-0062036

STATE OF TENNESSEE
COUNTY OF

$130,000.00
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMM. EXP. 8/30/08

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul H. Balch	1st Trust Bank for Savings	161-14-B-245
(NAME) 245 Highland Villa	(NAME) P.O. Box 17257	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(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, Floyd Ray Berlin and wife, Nancy L. Berlin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul H. Balch, unmarried, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 245 on the plan of condominium sit of Highland Villa Condominiums, its Horizontal Property Regime having been established by the Master Deed, of record in Book 7278, Page 312, amended in Book 7347, page 717; Book 7352, page 630, Book 7467, Page 850, Book 7470 Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, page 95, Book 8173, Page 84, Book 8199, Page 149, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being part of the same property conveyed to Floyd Ray Berlin by deed from Highland Group, LTD as of record in Book 8253, Page 785, Register's Office for Davidson County, Tennessee, executed on 12/05/90 and filed on 12/07/90. Floyd Ray Berlin has since married.

Nancy L. Berlin, spouse of Floyd Ray Berlin, joins in this conveyance to convey any and all marital interest she may have in subject property.

unimproved ☐

This is improved ☒ property, known as 245 Highland Villa, Nashville, TN 37211

(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 my/our hand(s) this.

Floyd Ray Berlin

Nancy L. Berlin

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Floyd Ray Berlin and Nancy L. Berlin the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of May, 2003.

My Commission Expire:_____

Notary Public



File Number: 12304109
RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027