# WARRANTY DEED

**After Recording Return To:**
**Nations Title Agency, Inc.**
**5214 Maryland Way, Suite 208**
**Brentwood, TN 37027**
04TN01729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Bonnie Lunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2004.

Pamela B. Mathenia
Notary Public

MY COMMISSION EXPIRES: NOV. 27, 2004

(AFFIX SEAL)

PAMELA B. MATHENIA NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOV. 27, 2004 DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John W. J. Wheeler | Union Planters Mortgage Corp. | Map 161-10B, Parcel 65.00 |
| (NAME) | (NAME) | |
| 316 Harwich Court | 2019 Richard Jones Rd., Ste. 3000 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Nashville, tn 37215 | |
| (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, STEPHEN BALLARD, AND WIFE MARY M. BALLARD, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN W. WHEELER, 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:

Land in Davidson County, Tennessee, BEING Lot No. 256 on the Plan of Second Revision of Villages of Brentwood, Phase Six, a Planned Unit Development, of record in Plat Book 6900, page 316, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Stephen Ballard and wife, Mary M. Ballard, by deed from Paul J. Steinke and wife, Kim S. Steinke, dated February 9, 1998, of record in Book 10793, page 119, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by Grantee(s) herein; (b) restrictive covenants of record in Book 6143, page 11, Book 6398, page 495, Book 6852, page 497, Book 7207, page 251, and Book 8507, page 831, Register's Office for Davidson County, Tennessee; (3) all matters on the plat of record in Book 6900, Page 316, and (4) easements of record in Book 7547, page 937, and Book 8098, page 973, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 316 Harwich Court, 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 our hands this 25th day of March, 2004.

Stephen Ballard

Mary M. Ballard

Davidson County DEEDWARR
Recvd: 04/02/04 11:24 2pgs
Fees:13.00 Taxes:536.50

20040402-0037381

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 Stephen Ballard, and wife Mary M. Ballard , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of March, 2004.

Commission expires:




Notary Public