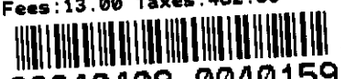
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 04/08/04 10:52 2pgs
Fees:13.00 Taxes:462.50



20040408-0040159

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Sonya M. Brack
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OHB Investments, LLC	New Owner	
(NAME)	(NAME)	86-03-A-40CO
1713 Grandy Place		
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 3713/8		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20040411

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Vernice Ballard, and husband James E. Kizer** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **OHB Investments, LLC**, hereinafter called the GRANTEE,their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 40 on the Plan of Summit Run, Phase Two, A Planned Unit Development of record in Book 9700, Page 660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Vernice Ballard, married by deed from Fox Ridge Homes, Inc. dated June 15, 2000 of record in Instrument Number 200006200061312, Register's Office for Davidson County, Tennessee.

James E. Kizer joins on this conveyance for the purpose of releasing any and all right he may have in and to the aboce described property; especially his martial rights.

unimproved ☐

This is improved ☒ property, known as 308 Hunters Path, Hermitage, TN 37076

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of March, 2004.

Vernice Ballard

James E. Kizer

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Vernice Ballard and James E. Kizer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Vernice Ballard and James E. Kizer executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 31st day of March, 2004.

Commission expires:



Notary Public