WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Amy C. Czerwinski	Amy C. Czerwinski	60-16
(NAME) 106 Bluegrass Point	(NAME) 106 Bluegrass Point	303.00
(ADDRESS) Hendersonville, TN 37075	(ADDRESS) Hendersonville, TN 37075	
(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, **JAMES MICHAEL BALLENTINE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD A. WINSKI, A MARRIED MAN; AND AMY C. CZERWINSKI, A MARRIED WOMAN;** 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. 1, on the Plan of Jones Village, of record in Plat Book 6250, Page 861, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James H. Ballentine, a single man, by deed from Johnny H. Garrison, Jr., dated September 25, 1995, recorded September 29, 1995, in Book 9810, Page 532, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James Michael Ballentine and Scott Edward Ballentine by Quitclaim Deed of record in Inst. No. 20001114-0112702, and corrective instrument of record in Inst. No. 20040816-0098692, Register's Office for Davidson County, Tennessee. The said James Michael Ballentine and James H. Ballentine are one in the same person.

Further being the same property conveyed to James Michael Ballentine by Quitclaim Deed from Scott Edward Ballentine of record in Inst. No. 20040816-0098693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6250, page 861, said Register's Office; and (c) easements of record in Book 4157, Page 978, and Book 6974, Page 890, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2728 Jones Avenue, Nashville, TN 37207
(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.

Davidson County DEEDWARR
Recvd: 08/16/04 11:06 2pgs
Fees:13.00 Taxes:573.50

20040816-0098694

Witness my hand this 13th day of August, 2004.

James Michael Ballentine

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 James Michael Ballentine , 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 13th day of August, 2004.

Commission expires:

~~Kevin Montgomery~~ John Gregory Henderson

Notary Public