WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/04 08:26 2pgs
Fees:13.00 Taxes:660.45

20041229-0153415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Emily S. Ball
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/23/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

My Commission Expires January 23, 2007

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily S. Ball	1st Farmers & Merchants	131-6-G-501CO
(NAME) 501 Ashlawn Court	(NAME) 816 S. Garden St.	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Columbia TN 38401	LN# 151.3216/1
(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, **LOUIS D. FARINA, JR. AND WIFE, MELISSA S. FARINA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY SCOTT BALL, 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 Unit No. 501 of Burton Hills, Village of Ashlawn, a condominium Subdivision, of record in Plat Book 6250, page 649, revised in Plat book 6250, page 978 and Book 7076, page 696, Exhibit B to Master Deed, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Louis D. Farina, Jr. and wife, Melissa S. Farina by deed from Walter Roberts, married of record in Instrument N. 20020327-0036948 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Master Deed and By-Laws of record in Book 7076, page 696 and Book 7308, page 859
Charter of the Homeowner's Association of Record in Book 7154, page 239
Property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **501 Ashlawn Court, Nashville, TN 37215**

(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 15th day of December, 2004.

Louis D. Farina Jr.

Melissa S. Farina

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 Louis D. Farina Jr. and wife, Melissa S. Farina, the bargainors, 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 Nashville, Tennessee this 15th day of December, 2004.Commission expires: July 21, 2007

Shannon Philbin Notary Public



My Commission Expires JULY 21, 2007