File No. 50170

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/05 15:17 2 pgs
Fees:13.00 Taxes:493.95

20050331-0035161

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wms

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-10-09

(AFFIX SEAL)

Lauren M Bickel
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle L. Ballard	SunTrust Mortgage, Inc.	51-3-200.00
(NAME)	(NAME)	
601 Barbara Drive	P. O. Box 57028	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Irvine, CA 92619-7028	
(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, Pamela D. Birdwell Johnston (formerly known as Pamela D. Birdwell) and husband, Gary Johnston, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michelle L. Ballard, 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. 47 on the Plan of Pleasant Acres, Section II, of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pamela D. Birdwell, unmarried, by deed from Kenneth R. Gammon and wife, April L. Gammon, dated May 18, 2000, of record in Instrument#20000727-0074073, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2204, page 47, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 601 Barbara Drive, Madison, TN 37115

(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 28th day of March, 2005.

Pamela D. Birdwell Johnston

Gary Johnston

File No. 50170
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 Pamela D. Birdwell Johnston and Gary Johnston, the bargainor(s), 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 this 28th day of March, 2005.

Commission expires:

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July 19 2008

Notary Public