Davidson County DEEDWARR
Recvd: 11/06/06 15:04 2 pgs
Fees:13.00 Taxes:473.60
20061106-0138097

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF October, 2006.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rocio & Eduardo Hernandez 1157 Cheetah Way Palmdale, CA 93551	New Owner	Map 135-12, Group E Parcel 27

For and in 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,

Edgar T. Ballard and Jeanne L. Ballard, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Rocio Hernandez and husband, Eduardo Hernandez

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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. 286, AS SHOWN ON A PLAT OF NASHBORO VILLAGE AT FAIRWAY POINTE PHASE ONE, TRACT 21, OF RECORD IN BOOK 4600, PAGE 159, AMENDED IN INSTRUMENT NUMBER 20031118-0168332, AND AS NOW INCLUDED IN THE HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENTS, NASHBORO-FAIRWAY POINTE OF RECORD IN THE 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 EDGAR T. BALLARD AND JEANNE L. BALLARD, HUSBAND AND WIFE, BY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, DATED JULY 28, 2004, AND OF RECORD IN INSTRUMENT NUMBER 20040802-0092083, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4660, Page 159, and amended in Instrument Number 20031118-0168332, Register's Office for Davidson County, Tennessee.
3) Property is subject to a Horizontal Property Regime of Nashboro Village at Fairway Pointe, Phase One, Tract 21, of record in Book 4600, Page 159, and amended in Instrument Number 20031118-0168332, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 11703, Page 560, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 11703, Page 521, Tract 21 Annexation of record in Instrument Number 20031118-0168332, and HOA Charter of record in Book 11703, Page 518, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 11703, Page 521, and Tract 21 Annexation in Instrument Number 20031118-0168332, Register's Office for Davidson County, Tennessee.
5) Property is subject to an easement for common areas granted to Fairway Pointe HOA of record in Instrument Number 20021211-0152724, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2504 Nashboro Blvd., Nashville, TN 37217
(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 hand(s) this 26 day of October, 2006.

Edgar T. Ballard

Jeanne L. Ballard

STATE OF Ohio
COUNTY OF Hamilton

Personally appeared before me, Edgar T. Ballard and Jeanne L. Ballard, husband and wife, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of October, 2006.

DONNA J. WELLS, NOTARY PUBLIC
Notary Public, State of Ohio
My Commission Expires Oct. 8, 2008

My Commission Expires:

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076