THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **185,600.00**. Diana Easley Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF June, 2007. Notary Public MY COMMISSION EXPIRES: 1-23-2010 (AFFIX SEAL)

JOHN WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Brent Burkard	Webster Bank, National Association	MAP 117-11-J
2025 Woodmont Boulevard; Unit #230	609 W Johnson Ave.	PARCEL 230.00CO
Nashville, TN 37215	Cheshire CT 06410-4502	
(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, **Christine M. Siverd Ballard and husband Dylan Ballard and Lynn Ann Siverd, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Brent Burkard**

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 number 230 together with Garage unit number B-7, of The Hillmont Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of The Hillmont Condominiums, of record in Instrument 20040209-0015685, as re-recorded in instrument 20040212-0017074, amended as instrument 20050404-0036415 and instrument 20050512-0053861, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in such instruments. Reference is made to Exhibit "C" to the Master Deed, as amended, for the detailed description of the individual Units and appurtenant elements.

Being the same property conveyed to Lynn Ann Siverd and Christine M. Siverd by deed recorded as instrument number 20040922-0113749, said Register's Office. Christine M. Siverd is now known as Christine M. Siverd Ballard; her spouse, Dylan Ballard, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **2025 Woodmont Boulevard; Unit #230, Nashville, TN 37215.**

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 the 8th day of June, 2007.

CHRISTINE M. SIVERD BALLARD BY Barbara Morgan
Christine M. Siverd Ballard, by Barbara Morgan, Attorney-in-Fact

DYLAN BALLARD BY Barbara Morgan
Dylan Ballard, by Barbara Morgan, Attorney-in-Fact

LYNN ANN SIVERD BY Barbara Morgan
Lynn Ann Siverd, by Barbara Morgan, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 06/11/07 15:56 2 pgs
Fees:13.00 Taxes:686.72
20070611-0070046

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 **Barbara Morgan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Christine M. Siverd Ballard**, as Attorney in Fact, as the free act and deed of the within named **Christine M. Siverd Ballard**.

Witness my hand and official seal this the 8th day of June, 2007.

My Commission expires 1-26-09

Notary Public

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 **Barbara Morgan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Dylan Ballard**, as Attorney in Fact, as the free act and deed of the within named **Dylan Ballard**.

Witness my hand and official seal this the 8th day of June, 2007.

My Commission expires 1-26-09

Notary Public

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 **Barbara Morgan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Lynn Ann Siverd**, as Attorney in Fact, as the free act and deed of the within named **Lynn Ann Siverd**.

Witness my hand and official seal this the 8th day of June, 2007.

My Commission expires 1-26-09

Notary Public