Davidson County DEEDWARR
Recvd: 07/12/07 11:01 2 pgs
Fees:13.00 Taxes:458.80

20070712-0083064

This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 052080A
PARCEL: 00400CO
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Brian Matthew Wegenka
1905 Gulf Breeze Place
Madison, TN 37115

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

WARRANTY DEED

THIS INDENTURE, made this 6th day of July, 2007 between

Carl M. Ballinger, II and wife, Tammy Ballinger

hereinafter referred to as **Grantor**, and

Brian Matthew Wegenka, a married man

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Heron Walk Section 1, Phase 1 of record in Plat Book 9700, Page 173, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Carl M. Ballinger, II and wife, Tammy Ballinger by Deed dated 2/21/97 from Allen Earps and wife, Betty F. Earps of record in Book 10362, Page 278, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2007 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Carl M. Ballinger II
Carl M. Ballinger, II

Tammy Ballinger
Tammy Ballinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carl M. Ballinger, II and wife, Tammy Ballinger the within named 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 office this 6th day of July, 2007.

Karen B. Heavener
Notary

My Commission Expires: 11/24/07

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $124,000.00.

Carl M. Ballinger II
Affiant

Sworn to and subscribed before me, this 6th day of July, 2007.

Karen B. Heavener
Notary Public

My Commission Expires: 11/24/07

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY