WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,258.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

72509

THIS INSTRUMENT WAS PREPARED BY

BOX 13 # 13548

Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mychel Renee Dillard	Allied Mortgage Capital Corp., ISAOA	07112023100
(NAME)	(NAME)	
708 Oneida Avenue	6110 Pinemont Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Houston, TX 77092	
(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, Robert Balgemann, and wife, Angelia Balgemann, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mychel Renee Dillard, A Single Woman, 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. 158 on the Plan of Victory Heights, as of record in Plat Book 1130, Page 97, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof. INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM IS THAT PORTION OF LOT NO. 158 CONVEYED TO JAMES L. CARTER AND WIFE, JANIE S. CARTER BY DEED FROM OTTIS CARTER AND WIFE, ANNA S. CARTER, WHICH DEED IS OF RECORD IN BOOK 2027, PAGE 635, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS; Being the Northwest part of Lot No. 158 on the Plan of Victory Heights, as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at a point in the Easterly margin of Jones Avenue, at the corner of Lot No. 158 and 159, thence with the line between said lots Easterly 150 feet to an iron pin; thence Northerly 58.5 feet to an iron pin in the Southerly margin of Oneida Avenue; thence with the margin of the same, Westerly 102. 25 feet to a point and continuing with the margin of the same, Westerly 22.5 feet to the beginning of a curve, thence around said curve, Southwesterly 37.11 feet to the Easterly margin of Jones Avenue; thence with the margin of the same, southerly 50 feet to the point of BEGINNING.

Being the same property conveyed to Robert Balgemann, by deed of record in Instrument Number 20070305-0027058, and re-recorded in Instrument Number 20070712-0083122, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Angelia Balgemann joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 708 Oneida Avenue, Nashville, TN 37216

(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.

Davidson County DEEDWARR
Recvd: 08/16/07 13:34 2 pgs
Fees:13.00 Taxes:278.45
20070816-0098062

Witness my hand this 13th day of August, 2007.

x _____
Robert Balgemann

x _____
Angelia Balgemann

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 Robert Balgemann and Angelia Balgemann 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of August, 2007.

Commission expires: 9/27/08

_____
Notary Public

KRISTEN M. TRAINI
Notary Public At Large
GWINNETT COUNTY, TENN.