WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW
515 RIVERGATE PARKWAY, SUITE #110
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 06/04/08 08:51 2 pgs
Fees:13.00 Taxes:697.36

20080604-0056922

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

20B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$188,475.00**

D. Annette Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2008.

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 9/21/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
All-Star Title, Inc., 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Lynn Ball	United Wholesale Mortgage	**173040A25300CO**
(NAME)	(NAME)	
612 Copper Ridge Trail	555 South Adams Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, MI 48009	
(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,

Timothy R. Hendrix and Adrienne P. McGee (AKA Adrienne Hendrix) unmarried tenants in common with rights of survivorship

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

Shelly M. Ball and husband, Terry L. Ball

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. 382 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development as of record in Instrument N0. 199912130302267, Register's Office Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Timothy R. Hendrix and Adrienne P. McGee, unmarried tenants in common with rights of survivorship by deed from Moman Bates and wife, Sherlyn Bates of record in Instrument 200111060121729 on 10/31/2001 and filed for record on 11/06/2001, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 612 Copper Ridge Trail, Antioch, TN 37013
(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 **May, 2008.**

Timothy R. Hendrix

Adrienne P. McGee

Timothy R. Hendrix

Adrienne P. McGee AKA Adrienne Hendrix

STATE OF Virginia
~~COUNTY~~ OF Portsmouth
CITY

Personally appeared before me, a Notary Public of said County and State, **Timothy R. Hendrix and wife, Adrienne P. McGee AKA Adrienne Hendrix** the within named Seller(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, at office, this **May 28, 2008**

Andrea L Strassburg
Notary Public

ANDREA L. STRASSBURG
Notary Public
Commonwealth of Virginia
My Commission Expires Sep 30, 2010
Reg # 7031433

Timothy Hendrix
Adrienne McGee