WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/08 08:03 2 pgs
Fees:13.00 Taxes:236.80
20080819-0084902

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$64,000.00**

Janel McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **1st DAY OF AUGUST, 2008**

Notary Public

MY COMMISSION EXPIRES: MAR 10 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
COLE LAW FIRM, PC
209 10TH AVENUE SOUTH SUTE 301
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRENDA WILLIAMS	SAME	Map 108-7A Parcel 10 CO
(NAME) 3015 CASA DRIVE	(NAME)	
(ADDRESS) NASHVILLE, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EARL G. BALLARD AND WIFE, JEANNE R. BALLARD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENDA WILLIAMS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 37 Unit No. 10 in a Horizontal Property Regime as shown on the Revision of Lots 35, 36, 37, 38, 39. Phase One Condominium Site Plan of Section One and Two Patio Villa of record in Plat Book 5800 at page 145 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Earl G. Ballard and wife Jeanne R. Ballard, by deed from Cindy L. Couch, filed of record in Book 10330, page 587, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act, as set out in T.C.A., § 64-2701, et. seq., as amended, and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interests in favor of other unit owners; options, burdens, assessments and undertakings, etc., contained in the Master Deed of record in Book 5970, page 829 and re-recorded in Book 6014, page 978, Register's Office for said County.

This conveyance is also made subject to the following:

1. **2008 County property taxes, which are being prorated at closing and assumed by Grantee.**
2. **Matters shown on the Plan of record in Plat Book 5800, page 145, Register's Office for Davidson County, Tennessee.**

This is the improved property known as 3015 Casa Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever, and GRANTORS do covenant with the said GRANTEE that GRANTORS 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 GRANTORS do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said

land to the said GRANTEE, her 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 my/our hand(s) this 1st day of AUGUST, 2008.

Earl G. Ballard
EARL G. BALLARD

Jeanne R. Ballard
JEANNE R. BALLARD

STATE of ARKANSAS
COUNTY of Garland

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **EARL G. AND JEANNE R. BALLARD, MARRIED**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **1st day of AUGUST, 2008**

My Commission Expires: 8-03-2015

Kathy Jacobsen
Notary Public

KATHY JACOBSEN
Garland County
My Commission Expires
August 3, 2015

Please return to
COLE LAW FIRM, PC
209 10TH AVENUE SOUTH
SUITE 301
NASHVILLE, TN 37203

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

State of Tennessee
County of Davidson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary Public

My Commission Expires: MAR 10 2012

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE