Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $244,300.00

Affiant

Subscribed and sworn to before me, this 29th day of August 2008.

Notary Public
My commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 09/02/08 12:50 3 pgs
Fees:18.00 Taxes:903.91
20080902-0089566

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lance Ballard	Bank of America	181-01-0B-228.00-CO
6508 Sunnywood Drive	PO Box 45140	
Cane Ridge TN 37013	Jacksonville, FL 32232	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Plez Ballard and wife Judy Ballard hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Lance Ballard and wife, Oksana Ballard hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee being Lot No. 94, on the plan of Phase Four Addition to Sugar Valley, an RSIO Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20070125-0010052 and re-recorded in Instrument No. 20070205-0014763, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being of the same property conveyed to Plez Ballard and wife, Judy A. Ballard by deed from Yazdian Construction, Inc. a Tennessee Corporation, a Tennessee General Partnership, of record in Instrument No. 20071106-0131000, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2008 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of record in Instrument No. 20070125-0010052 and rerecorded in Instrument No. 20070205-0014763. 3) Declaration of Covenants, Conditions, and Restrictions, of record in Book 11069, page 14, Instrument No. 20040203-0013041, and Instrument No. 20070014762. 4) Charter for Sugar Valley Homeowners Association of record in Book 11069, page 6. 5) By-Laws of record in Book 11069, page 24. 6) Any and all easements and restrictions showing and not showing of record.

This property is improved property known as 6508 Sunnywood Drive, Cane Ridge, Tennessee 37013

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 29th day of August, 2008.

Plez Ballard

Judy Ballard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Plez Ballard and Judy Ballard, the bargainor(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 and official seal at ~~Franklin~~ Brentwood, Tennessee, this 29th day of August, 2008.

Notary Public

My Commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 05739

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

