File No. 290400757

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: October 23, 2012.
(AFFIX SEAL)

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090029310 DEEDWARR
Recvd: 05/04/09 14:06 2 pgs
Fees:13.00 Taxes:395.90
20090504-0040535

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Gregg Jr.	SAME AS NEW OWNER	094-02-0-221.00
(NAME)	(NAME)	
1209 Center Point Rd		
(ADDRESS)	(ADDRESS)	
Hendersonville, Tn 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Marcus A. Ballard, Sr. and Judy G. Ballard, as Trustees of the Ballard Trust**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **William J. Gregg Jr. and wife, Lisa M. Gregg**, 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, to-wit:

LAND in Davidson County, Tennessee, Being Lot No. 26 on the Plan of United Electric Railway Co. Subdivision, of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Marcus A. Ballard, Sr. and Judy G. Ballard, as Trustees of the Ballard Trust, by Quitclaim Deed dated March 9, 2004, filed March 15, 2004, from Marcus A. Ballard and Judy G. Ballard, of record by Instrument No. 20040315-0029538, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Subject to all matters as set forth on the plat of record in Plat Book 161, Page 8, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2002 Eastside Avenue, Nashville, TN 37206
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 our hands this 30th day of April, 2009.

The Ballard Trust

By: _____

Marcus A. Ballard, Sr., Trustee of the Ballard Trust

The Ballard Trust

BY: _____

Judy G. Ballard, Trustee of the Ballard Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Marcus A. Ballard, Sr. and Judy G. Ballard, as Trustees of the Ballard Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of The Ballard Trust, the within named bargainor, a corporation, and that they as such Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees.

Witness my hand at office this 30th day of April, 2009.

Commission expires: October 23, 2012

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

_____

Kim Gillespie Notary Public

File Number: 290400757

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075