File No. 290600672

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/09 11:27 3 pgs
Fees:18.00 Taxes:551.30
20090804-0072900

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011

(AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Ballard	Pinnacle National Bank	087-05-OA-010.00
(NAME)	(NAME)	
4021 Farmingham Woods Dr.	211 Commerce Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37201	
(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, **Matthew R. Grove and wife, Natalee E. Grove,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ben Ballard and Micaiah Ballard, husband and wife,** 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:

BEING Lot No. 10 on the FINAL PLAT, FARMINGHAM WOODS, PHASE I, as shown by plat of record in Plat Book 7900, Page 228, of the Register's Office of 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 Matthew R. Grove and wife, Natalee E. Grove by Warranty Deed from Sandy D. Watkins and wife, Jillian Y. Watkins and filed for record in Instrument No. 20040909-0109182, Register's Office for said County.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 7900, Page 228, Register's Office of said County.

All matters as set forth on the Boundary plat of record in Plat Book 7900, Page 173, Register's Office of said County.

Right - of - Way Easement as shown of record in Book 5109, Page 445, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Book 8199, Page 852, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Instrument No. 20020603-0066713, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8245, Page 768, Register's Office for said County.

QuitClaim Deed to Homeowner's Association as shown of record in Book 8245, Page 772 and Book 8310, Page 341, Register's Office for said County.

Subject to Homeowner's Association Dues.

Restrictive Covenants of record in Book 8238, Page 176, Book 8351, Page 533 and Book 8447, Page 635, Register's Office of said County.

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 4021 Farmingham Woods Dr., Hermitage, TN 37076

(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 31st day of July, 2009.

7-31-09
Matthew R. Grove

Natalee Grove 7-31-09
Natalee E. Grove

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 Matthew R. Grove and Natalee E. Grove the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this. 7/31/09

Commission expires: June 20, 2011

Michelle Reynolds
Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 290600672

RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

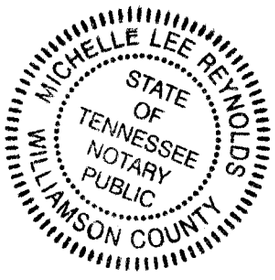
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011