WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-22-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Balfour	Bank of America	103-0-60-112.00
(NAME) 5620 Knob Road	(NAME) 801 Crescent Center Drive, Ste. 510	
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Franklin, TN 37067	
(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, E. Storm Trosdal and Lynn I. Trosdal, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Balfour, a married man, 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. 33 on the Plan of Brookside Courts Addition No. 2 of record in Book 1835, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with and subject to an easement of driveway purposes of record in Book 5224, page 93, said Register's Office.

Being the same property conveyed to E. Storm Trosdal and Lynn I. Trosdal, husband and wife, by deed from Robert H. Braswell, a married man, dated October 17, 2005, and recorded on October 21, 2005, of record as Instrument No. 20051021-0127096, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 2010 property taxes which are not yet a lien; all matters appearing on the Plan of Brookside Courts Addition No. 2, of record in Book 1835, page 47, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5620 Knob Road, Nashville, TN 37209
(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 29th day of December, 2009.

E. Storm Trosdal

Lynn I. Trosdal

BILL GARRETT, Davidson County
Trans:T20090087177 DEEDWARR
Recvd: 12/29/09 13:47 2 pgs
Fees:13.00 Taxes:1043.40

20091229-0117963

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. Storm Trosdal and Lynn I. Trosdal, husband and wife, the within named bargainors, 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 office, this 29th day of December 2009.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/20/10