File No. 210050228

WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Misty V Ballew
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2010.

Kimie Perry
Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/27/10 13:27 3 pgs
Fees:18.00 Taxes:906.50
20100527-0041005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Misty V. Ballew	Churchill Mortgage Corporation	Map 103-16-0-B-078.00
(NAME) 4215 Harding Pike 707	(NAME) 761 Old Hickory Blvd., Suite 400	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Brentwood, TN 37027	
(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, Albert Ray Vetter Jr. and Nancy C Vetter, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Misty V. Ballew and Lawrence A. Ballew, wife and husband** 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 Unit No. 707 of Windsor Tower Condominium Apartments created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5313, Page 338, and as amended in Book 8666, Page 789, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Windsor Tower Condominiums of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Albert Ray Vetter, Jr. and Nancy C. Vetter, husband and wife, by Deed from Linda B. Warren, Executrix under the Last Will and Testament of James L. Warren, dated June 13, 2005, filed for record on June 15, 2005 in Instrument 20050615-0068281, Register's Office for Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 5200, Page 71, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3956, Page 943, said Register's Office.

Easement and Right of Entry Agreement of record in Book 9486, Page 948, said Register's Office.

Master Deed and By-Laws of record in Book 5313, Page 338, as amended in Book 8666, Page 789, said Register's Office.

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 4215 Harding Pike 707, Nashville, TN 37205
(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 my/our hands this 25th day of May, 2010.

Albert Ray Vetter Jr. by Chaz Vetter his attorney in fact
Albert Ray Vetter Jr. by Chaz Vetter his attorney in fact

Nancy C Vetter by Chaz Vetter her attorney in fact
Nancy C Vetter by Chaz Vetter her attorney in fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chaz Vetter, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Albert Ray Vetter Jr. and Nancy C Vetter, husband and wife, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 25th day of May, 2010.

Commission expires: 6-5-12

Kimie Perry
Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210050228

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, 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.

Tracey Trumphour
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Morgan Sulcer
Notary Public

My Commission Expires: 9/2/2013

