File No. 100835

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100069142 DEEDWARR
Recvd: 11/01/10 14:38 2 pgs
Fees:13.00 Taxes:518.00
20101101-0087331

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Wayne L. Flood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-3-2012
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wayne L. Flood | Same as new owner | 043 02 0 047.00 |
| (NAME) | (NAME) | |
| 944 Snow Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, Leonard W. Ballou and wife, Geneiva W. Ballou, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne L. Flood, 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. 11 on the Plan of Farview, of record in Book 1835, Page 131, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 120 feet on the east side of Snow Avenue and runs back between lines 335.3 feet on the north line and 340.9 feet on the south line to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Leonard W. Ballou by deed from Johnnie C. Allen and wife, Linda C. Allen, dated December 9, 2009 and recorded on December 18, 2009 in Instrument No: 20091218-0115439, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2246, page 360, said Register's Office.

Geneiva W. Ballou herein joins to convey and and all right and interest she may have; especially her marital rights.

unimproved ☐

This is improved ☒ property, known as 944 Snow Avenue, Madison, TN 37115

(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.

File No. 100835
Witness my hand this 27th day of October, 2010.

Leonard W. Ballou

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard W. Ballou and wife, Geneiva W. Ballou, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that * executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of October, 2010.

Commission expires:

7-3-2012

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July

Notary Public