BILL GARRETT, Davidson County
Trans:T20110027885 DEEDWARR
Recvd: 05/10/11 13:05 2 pgs
Fees:13.00 Taxes:159.10
20110510-0035891

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

R-FSBO-11-507

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Charles David Ball
Affiant

Subscribed and sworn to before me, this 4th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles David Ball	US Bank National Association	
507 EVANSTON AVE. (ADDRESS)	3180 Rider Trail South (ADDRESS)	
NASHVILLE, TN 37207 (CITY) (STATE) (ZIP)	Earth City, MO 63045 (CITY) (STATE) (ZIP)	08204000800

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TARA D. FETHERLING, Married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES DAVID BALL AND HALEY HUNTER BALL, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 35 FEET OT LOT NOS. 140 AND 141 ON THE PLAN OF OAKWOOD PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 12, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:SAID PARTS OF LOT NOS. 140 AND 141 FRONT 35 FEET ON THE NORTHERLY SIDE OF EVANSTON AVENUE AND RUN BACK BETWEEN PARALLEL LINES, ALONG THE EAST MARGIN OF AN ALLEY, 62 FEET TO THE SOUTH LINE OF LOT NO. 139.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY FOOTE, UNMARRIED BY DEED FROM SHIRLEY J. SPARKMAN, MARRIED AND DOROTHY L. BURNS, WIDOW, DATED 06/20/2008 AND FILED FOR RECORD ON 06/25/2008 IN INSTRUMENT 200806250065373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.BEING THE SAME PROPERTY CONVEYED TO TARA D. FETHERLING BY DEED FROM JEFFREY FOOTE, UNMARRIED, DATED 12/08/2010 AND FILED FOR RECORD ON 12/10/2010 IN INSTRUMENT 201012100098680, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 12 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

unimproved ( )
This is improved (X) property, known as 507 EVANSTON AVE, NASHVILLE, Tennessee 37207-0574
(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 hand(s) this 4th day of May, 2011.

TARA D. FETHERLING

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TARA D. FETHERLING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of May, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903