BOX #14A
G#23191-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110027981 DEEDWARR
Recvd: 05/11/11 08:34 2 pgs
Fees:13.00 Taxes:2830.50
20110511-0035994

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$765,000.00**.

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2011.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Amanda S. Mixon and Christopher A. Mixon	**"New Owners"**	**Map 115-16-0 Parcel 032.00**
6144 Robin Hill Road		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Linda E. Balch and husband, Timothy J. Balch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda S. Mixon and husband, Christopher A. Mixon

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. 39 on the Plan of West Meade Farms, Inc., Section "B", as of record in Book 1835, Page 7, Register's Office for Davidson County, Tennessee.

SAID Lot No. 39 fronts 150 feet on the northwesterly margin of Robin Hill Road and extends back 341 feet on the northeasterly line and 248 feet on the southwesterly line to a broken line in the rear, measuring 163.8 feet thereon.

BEING the same property conveyed to Timothy J. Balch and spouse, Linda E. Balch, by Warranty Deed dated July 31, 1998, from Tara E. Cavazos, married, of record in Book 11047, Page 194, Register's Office for Davidson County, Tennessee, and further conveyed to Linda E. Balch, by Quitclaim Deed dated March 10, 2005, from Timothy J. Balch and spouse, Linda E. Balch, and Andra J. Hedrick, Trustee, of record in Instrument No. 20050321-0030176, said Register's Office.

THIS conveyance is subject to Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances Easement of record in Book 6280, Page 281, said Register's Office; setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

TIMOTHY J. Balch, spouse of the above named Linda E. Balch, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THIS instrument is being executed on behalf of Linda E. Balch, pursuant to a Power of Attorney executed by her on the 27th **day of** April**, 2011, of record in Instrument No.** 20110511-0035993 **, Register's Office for Davidson County, Tennessee.**

This is improved property, known as: 6144 Robin Hill Road, Nashville, TN 37205.

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 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 my/our hand(s) this **9th** day of **May, 2011.**

Linda E Balch
Linda E. Balch

Timothy J Balch
Timothy J. Balch

By: Timothy J Balch Atty in fact
By: Timothy J. Balch, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Timothy J. Balch,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Linda E. Balch,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Linda E. Balch,** for the purpose therein contained, by signing the name of **Linda E. Balch,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **May, 2011.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/24/13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Timothy J. Balch,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **May, 2011.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/24/13