Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maxie Ball and wife, Paula Warfield-Ball	Greentree Mortgage Company, LP	04107008000
	(NAME)	
3970 Lawing Drive	10000 Lincoln Drive West, Ste. 5	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Marlton, NJ 08053	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sarah E. Pannell and husband, Douglas D. Pannell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Maxie Ball and wife, Paula Warfield-Ball, hereinafter called the Grantees, 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 LOT NO. 9 ON THE PLAN OF BELL VALLEY SUBDIVISION, OF RECORD IN BOOK 3500, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO SARAH E. PANNELL AND HUSBAND, DOUGLAS D. PANNELL FROM JONATHAN S. BOWMAN AND WIFE, REBEKAH L. BOWMAN, BY DEED DATED 06/05/00 AND RECORDED 06/09/00 BY INSTRUMENT NO. 20000609-0058075, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 39701 Lawing Drive, Nashville, TN 37207
(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 my/our hand(s) this 22nd day of July, 2011.

BILL GARRETT, Davidson County
Trans:T20110045807 DEEDWARR
Recvd: 07/28/11 11:52 2 pgs
Fees:13.00 Taxes:399.60
20110728-0057820

WARRANTY DEED
(Continued)

Sarah E. Pannell

Sarah E. Pannell

Douglas D. Pannell

Douglas D. Pannell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah E. Pannell and husband, Douglas D. Pannell, the herein bargainor(s), 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, this the 22nd day of July, 2011.

Mary Birthright

Notary Public

My Commission Expires: 11-7-11

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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Goodlettsville, TN 37072