BILL GARRETT, Davidson County
Trans:T20110052184 DEEDWARR
Recvd: 08/24/11 10:57 2 pgs
Fees:13.00 Taxes:1054.50
20110824-0065470

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $285,000.00

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this 3 day of August, 2011.

Notary Public
My commission expires: 10.16.11

02-1106-47439

Address of New Owner:	Send Tax Bills to:	Tax Information
Justin Balko 5741 Sterling Oaks Drive Brentwood TN 37027	NEW OWNER	172-050-B-066.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jayson Perez and wife, Linda Perez, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Justin Balko and wife, Allison Balko, hereinafter called the Grantees, their successors 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. 66, on the Plan of Sterling Oaks, Phase I, of record in Plat Book 8250, Page 998, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jayson Perez and wife, Linda Perez, by deed from Amit Shankardass and wife, Rajita Shankardass, dated March 26, 2008 recorded April 8, 2008 of record in Instrument No. 20080408-0035559. said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5741 Sterling Oaks Drive, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

02/03/2002 04:34 6153739539 REALTY TITLE PAGE 11/12

WITNESS my hand this 29 day of July, 2011.

Jayson Perez

Linda Perez

STATE OF Virginia
COUNTY OF Va. Beach

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jayson Perez and Linda Perez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Virginia Beach (city), VA (state), this 29 day of July, 2011.

Jacqueline Van Pelt
Notary Public

My Commission expires 8-31-12

JACQUELINE VAN PELT
COMMONWEALTH OF VIRGINIA
Expires 08-31-12
ID# 7221436
NOTARY PUBLIC

RETURN TO:
Rudy Title & Escrow
Cool Springs Office
1896 General George Patton Drive
Franklin, TN 37067