Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1108000347

BILL GARRETT, Davidson County
Trans:T20110061583 DEEDWARR
Recvd: 10/04/11 09:12 2 pgs
Fees:13.00 Taxes:551.30
20111004-0076712

GAIL C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: September 9, 2014 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $149,000.00 Affiant Subscribed and sworn to before me, this 30th day of September, 2011. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer N. Ball	~~New Owner~~ US Bank Home Mortgage	**Map 094, Group 01-0, Parcel 279.00**
602 Village Court	4801 Frederica St.	
Nashville, TN 37206	Owensboro, KY 42301	

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 ACKNOWLEDGE, WE,

Joshua L. Sullivan and wife, Destenie R. Sullivan

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

Jennifer N. Ball and husband, Shawn M. Scharbach

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 the Easterly part of Lot No. 415 on the Plan of Edgefield Land Company's Fourth Addition to East Nashville, of record in Book 57, page 153, and part of a strip marked "reserved" East of said lot on the Plan of Shelby Village No. Two, of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee, described together as follows: BEGINNING at the point in the line between Lot No.'s 414 and 415, said point being 150 feet East of the Easterly margin of South 14th Street, being the Northeast corner of the property conveyed to Charles W. Minton and wife, by deed from Claude Edwards and wife, of record in Book 1629, page 553, said Register's Office; thence with the line between said two lots and continuing in an Easterly direction 123.3 feet, more or less, to the Westerly margin of Village Court; thence with same Southwardly 50 feet; thence Westwardly 123.5 feet, more or less, to a point 150 feet East of the Easterly margin of South 14th Street, being Minton's Southeast corner; thence Northwardly and parallel with the Easterly margin of said street and Minton's Easterly line 50 feet to the beginning.

Being the same property conveyed to Joshua L. Sullivan and wife, Destenie R. Sullivan, by Warranty Deed, from Pamela Lawrence and husband, Jay Paul Lawrence, of record in Instrument No. 20081124-0114950, Dated November 18, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

The Plan of record in Plat Book 57, page 153, Register's Office for DAVIDSON County, Tennessee.
All matters of Plat Book 1835, page 48, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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 is improved property known as 602 Village Court, Nashville, TN 37206.

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 30th day of September, 2011.

Joshua L. Sullivan by: _____, Attorney in Fact
Joshua L. Sullivan by J. Carlton Drumwright, Attorney in Fact

Destenie R. Sullivan by: _____, Attorney in Fact
Destenie R. Sullivan by J. Carlton Drumwright, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Joshua L. Sullivan for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Joshua L. Sullivan, and is authorized by Joshua L. Sullivan to execute this instrument on his behalf.

This the 30th day of September, 2011.

My Commission Expires: 9/18/2012

_____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Destenie R. Sullivan for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Destenie R. Sullivan, and is authorized by Destenie R. Sullivan to execute this instrument on her behalf.

This the 30th day of September, 2011.

My Commission Expires: 9/18/2012

_____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **110610DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027