BILL GARRETT, Davidson County
Trans:T20110081753 DEEDWARR
Recvd: 12/27/11 14:08 2 pgs
Fees:13.00 Taxes:2183.00
20111227-0100972

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $590,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of December, 2011.

Notary Public

My commission expires: 6-5-2012

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rebecca Y. Harris, Trustee	NEW OWNER	Map/Parcel 145-03-76.00
1391 Tyne Blvd		
Nashville, TN 37215		

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

Janet G. Ball, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebecca Y. Harris, Trustee of the Ozworth Family Trust

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th, formerly 11th, District of Davidson County, Tennessee, being Lot No. 2, described according to the amended subdivision of the C.C. Baker Property, of record in Plat Book 4300, page 124, Register's Office for Davidson County, Tennesee, as follows:

Beginning at a point in the center line of Tyne Boulevard, the southwest corner of the former Dr. Anderson tract, the northwest corner of this tract; thence with the center line of Tyne Boulevard as follows: South 18 degrees 6 minutes West 254.37 feet to a point; thence South 90 degrees East 25 feet to a point on the east side of Tyne Boulevard; thence South 33 degrees 54 minutes East 77.45 feet to a point, thence South 67 degrees 54 minutes East 260 feet to a point; thence North 0 degrees 14 minutes East 407.42 feet more or less to the south line of the Harpeth Acres, Section 6 subdivision, being the former Dr. Anderson's line; thence with said line North 86 degrees 18 minutes West 176.25 feet more or less to a point; thence South 18 degrees 6 minutes West 6.87 feet to a point; thence North 71 degrees 54 minutes West 15 feet to a point on the east side of Tyne Boulevard; thence North 90 degrees West 25 feet to the center line of Tyne Boulevard, that being the point of beginning, containing 2.15 acres, more or less.

Being the same property conveyed to Marc W. Ball, a married man by deed from Doyle G. Graham and wife Aglaia O'Quinn of record in Book 10288, page 574, Register's Office for Davidson County, Tennessee, dated December 9, 1996. And being the same property conveyed to Marc W. Ball and wife Janet G. Ball by Quitclaim Deed from Jeffrey A. Calk, Trustee of record in Book 10988, page 793, Register's Office for Davidson County, Tennessee, dated June 15, 1998. The said parties having since divorced. And being the same property conveyed to Janet G. Ball by Quitclaim Deed from Marc W. Ball of record in Book 11430, page 257, Register's Office for Davidson County, Tennessee, dated April 13, 1999, and by Final Decree in the Fourth Circuit Court for Davidson County, Tennesse, at Nashville, No. 98D-1854.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1391 Tyne Blvd, Nashville, TN 37215.

Map/Parcel 145-03-76.00 is the parcel identification number assigned to the property by the county tax assessor's office.

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 HANDS EFFECTIVE AS OF December 16, 2011:

Janet G. Ball

Janet G. Ball

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Janet G. Ball, the within named Grantor(s), 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, at office, this the 16th day of December, 2011.

My Commission Expires: 7-25-12

Notary Public

20111396R

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY