RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

# WARRANTY DEED

This instrument prepared by information provided by the parties and without benefit of title search by the Preparer.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 12-21-14

(AFFIX SEAL)

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: ALW-12-3727

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
1812 Broadway
Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| C. Ann White | Franklin Synergy Mortgage | 133-11-0-602.00 |
| (NAME) 3727 Norma Drive | (NAME) 3301 Aspen Grove Dr., Ste. 200 | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, I/WE, **LUISA BALL (FORMERLY KNOWN AS LUISA BRIDICH) AND HUSBAND, GRAHAM BALL**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **C. ANN WHITE, A SINGLE WOMAN**, hereinafter called the Grantee(s), 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 15, as shown on the map entitled the Plan of Norma Heights, of record in Plat Book 1835, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Luisa Bridich, unmarried, by Warranty Deed from Linda J. Dauberman, Donna Ledbetter, Deborah Hensley, Joni Bohannon, Marti Compton and James R. Jackson, dated December 27, 2007, of record as Instrument Number 20080103-0000603, Register's Office for Davidson County, Tennessee.

Luisa Bridich having married Graham Ball, is now known as Luisa Ball. Graham Ball joins in the execution of this instrument of the purpose of conveying any/all property he may have in subject property by virtue of their marriage.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3727 Norma Drive, Nashville, TN 37211
(House Number) (Street) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20120035345 DEEDWARR
Recvd: 05/14/12 13:21 2 pgs
Fees:13.00 Taxes:447.70
20120514-0041470

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 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 our hands this 8th day of May, 2012.

Luisa Ball

Graham Ball

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Luisa Ball (formerly known as Luisa Bridich) and Graham Ball, the within named bargainor, 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 8th day of May, 2012.

Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

**RETURN TO:**

**Commerce Title & Escrow, LLC**
**1812 Broadway**
**Nashville, TN 37203**
**(615)515-7171**