Warranty Deed

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $174,000.00. Affiant Subscribed and sworn to before me, this the 11th day of May, 2012. Notary Public My commission expires: 7-25-12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY WAGON WHEEL TITLE 202 SOUTH 11TH STREET NASHVILLE, TN 37206 615.650.5100		
Address of New Owner(s) as follows: Blake K. Fisher	Send Tax Bills To: Sumner Bank + Trust	Map/Parcel Numbers:
5620 Knob Rd.	967 A Grassland Pl	103-06-0-112.00
Nashville, TN 37209	Gallatin TN 37066	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JAMES P. BALFOUR, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLAKE K. FISHER, AN UNMARRIED MAN**, 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 Davidson County, Tennessee, being Lot No. 33 on the Plan of Brookside Courts Addition No. 2 of record in Book 1835, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James P. Balfour, a married man by Warranty Deed from Storm Trosdal and Lynn I. Trosdal, husband and wife of record at Instrument No. 20091229-0117963, Register's Office for Davidson County, Tennessee, dated December 29, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5620 Knob Rd., Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120035589 DEEDWARR
Recvd: 05/15/12 09:59 2 pgs
Fees:13.00 Taxes:1013.80
20120515-0041828

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of May, 2012.

James P. Balfour

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Adler

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James P. Balfour, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of May, 2012.

Notary Public

My Commission Expires: 11/10/2013

Chasity Balfour, spouse of James P. Balfour, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Chasity Balfour

YOLANDA T SANCHEZ
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES 11/10/2013

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Adler

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chasity Balfour, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of May, 2012.

Notary Public

My Commission Expires: 11/10/2013

YOLANDA T SANCHEZ
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES 11/10/2013