(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120036731 DEEDWARR
Recvd: 05/18/12 10:47 2 pgs
Fees:13.00 Taxes:1204.35
20120518-0043208

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **May, 2012**

Notary Public

MY COMMISSION EXPIRES: 7-3-2015 (AFFIX SEAL)

VALERIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Ball and Whitney S. Ball	SunTrust Mortgage Inc.	118050D00100CO
(NAME) 937A Gale Lane	(NAME) P. O. Box 79041	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Vanessa J. Kumpf**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Whitney S. Ball and husband Matthew Ball, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2-A on the Plan of Gale Lane Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, Et. Seq. as amended in Tennessee Code Annotated, and as established by Master deed and By-Laws of record in Instrument No. 20060131-0011884, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Gale Lane Condominiums as shown on Exhibit "C" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Vanessa J. Kumpf by Warranty Deed from Prime Motive Builders, LLC, a Tennessee limited liability company, dated February 1, 2006 and filed on February 6, 2006 in Instrument Number 20060206-0014721, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 937A Gale Lane, Nashville, TN 37204

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 Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this **15th** day of **May, 2012**

Vanessa J. Kumpf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Vanessa J. Kumpf**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **May, 2012**

Notary Public

My commission expires: 7-3-2012

VALERIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY