THIS INSTRUMENT PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20120044169 DEEDQC
Recvd: 06/14/12 15:52 2 pgs
Fees:12.00 Taxes:0.00
20120614-0052446

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me this the 22 day of May, 2012.

Notary Public 8-17-2015
My Commission Expires:

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
SARAH P. BALLARD 4904 TIMBERDALE DRIVE NASHVILLE, TN 37211	NEW OWNER	147-05-O 233.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MITCHELL E. BALLARD ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto SARAH P. BALLARD ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, TN, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, TN, BEING Lot No. 225 on the Plan of Section Four, Caldwell Country Estates, of record in Plat Book 2854, Page 101, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mitchell E. Ballard and Sarah P. Ballard, husband and wife, by Warranty Deed dated May 12, 2011 from Brenda J. Pope, unmarried, of record in Instrument Number 20110518-0038115, said Register's Office.

This Instrument was prepared with information supplied by parties. No title examination was performed.

This is improved property, known as 4904 Timberdale Drive, Nashville, TN 37211

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 22 day of May, 2012.

GRANTOR:

Mitchell E. Ballard

State of TN
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell E. Ballard, the within named bargainor(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 and official seal, this the 22 day of May, 2012.

Notary Public

My Commission Expires: 8-17-2015

(SEAL)

