Warranty Deed

BILL GARRETT, Davidson County
Trans: T20120057689 DEEDWARR
Recvd: 08/03/12 15:51 2 pgs
Fees: 13.00 Taxes: 1260.22
20120803-0069323

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $340,600.00

Affiant

Subscribed and sworn to before me, ~~this the 24th~~ day of July, 2012.

Notary Public

My commission expires: 8/26/14

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:	Send Tax Bills To:	Map/Parcel Numbers:
Clinton D. Ballew Jennifer Smith Ballew	Same address	
1409 Lillian St.	as new Owner	83-13-315
Nashville, TN 37206		

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, **A & N INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLINTON D. BALLEW AND JENNIFER L. SMITH AKA JENNIFER SMITH BALLEW, HUSBAND AND WIFE**, 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. 130, Block "M" on the Plan of Lindsley Home Place of record in Plan Book 2, Page 92, in the Chancery Court 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 A & N Investments, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Brian Molnar and wife, Colleen Molnar of record at Instrument No. 20120120-0005695, Register's Office for Davidson County, Tennessee, dated January 18, 2012.

Being the same property conveyed to Brian Molnar and wife, Colleen Molnar by Deed from Martha E. Weaver, unmarried of record at Instrument No. 20120111-0003030, Register's Office for Davidson County, Tennessee, dated January 9, 2012.

Being the same property conveyed to Martha E. Weaver by Deed from Matthew W. Hodge, unmarried of record at Instrument No. 20060202-0012909, Register's Office for Davidson County, Tennessee, dated January 26, 2006.

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 1409 Lillian St., Nashville, TN 37206.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of July, 2012.

A & N Investments, LLC

By: _____
Name: Brian E. Molnar
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian E. Molnar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of A & N Investments, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 24th day of July, 2012.

_____
Notary Public

My Commission Expires: 9-9-2014

