This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 016006282.00

BILL GARRETT, Davidson County
Trans:T20130000514 DEEDWARR
Recvd: 01/03/13 09:11 2 pgs
Fees:13.00 Taxes:980.50

20130103-0000575

NAME & ADDRESS OF NEW OWNER:
Ben Ballard and Micaiah Ballard
1941 Saddleback Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, **KAREN CORR, A SINGLE PERSON**, "Grantor" have this day bargained and sold and do hereby transfer and convey unto **BEN BALLARD AND MICAIAH BALLARD, HUSBAND AND WIFE**, "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

> LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:
>
> BEING all of Lot No. 4, on the Final Plat of Saddleback Farms, as shown by plat appearing of record in Plat Book 9700, page 331-333, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Karen Corr, a single person, by Warranty Deed from Dan Silverman, a married person, dated November 6, 2008, appearing of record in Instrument Number 20081110-0111252, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 9700, page 331-333 which includes a 20' drainage easement and an Easement for Lot 1; Ingress and Egress and Utility Easement of record in Book 9417, page 284; By-Laws of Saddlebrook Farms Homeowners Association of record in Book 10024, page 609; Covenants, Conditions and Restrictions of Saddleback Farms Subdivision of record in Book 10024, Page 591, Book 11003, Page 852, Instrument Number 20001004-0098657, and Instrument Number 20080611-0059935; all of the Register's Office of Davidson County, Tennessee.

This is Improved property known as 1941 Saddleback Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the

same; and that the same is unencumbered which have been paid by the Grantor, prorated between the parties and are assumed by the Grantees.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor to the Grantees with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 31st day of December, 2012.

Karen Corr

KAREN CORR

STATE OF Pennsylvania)
)
COUNTY OF Bucks)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **KAREN CORR**, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 31st day of December, 2012.

NOTARIAL SEAL
FELICIA L SHEPHERD
Notary Public
CROYDON TWP, BUCKS CNTY
My Commission Expires Mar 8, 2015

Felicia L Shepherd

NOTARY PUBLIC

My Commission Expires: March 8, 2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Traci N Hicks

AFFIANT

Sworn to and subscribed before me this 31 day of December, 2012.

annemarie cain

NOTARY PUBLIC

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2.17.14