WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-19-14

(AFFIX SEAL)

MELANIE D. DURARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN My Commission Expires: January 19, 2014

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samantha R. Leszczynski	Peoples Home Equity, Inc.	087-05-0-A-010.00 CO
(NAME)	(NAME)	
4021 Farmingham Woods Drive	2685 N. Mount Juliet Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, We, **Ben Ballard and Micaiah Ballard, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samantha R. Leszczynski, an unmarried woman, and Mark R. Bess, an unmarried man**, 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 10 on the FINAL PLAT, FARMINGHAM WOODS, PHASE I, as shown by plat of record in Plat Book 7900, page 228, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Ben Ballard and Micaiah Ballard, husband and wife, by Warranty Deed from Matthew R. Grove and wife, Natalee E. Grove, dated July 31, 2009, of record in Instrument No. 20090804-0072900, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 228; Restrictions of record in Book 8238, page 176; Book 8351, page 533; Book 8447, page 635; Book 8423, page 784 and Book 8424, page 426; Articles of Incorporation/ Charter of record in Book 8245, page 768; Easement for right of way of record in Book 5109, page 445; Easement for storm water detention agreement of record in Book 8199, page 852; Easement for sanitary sewer of record in Instrument No. 20020603-0066713; Deed to Homeowners Association for common areas of record in Book 8245, page 772, corrected in Book 8310, page 341; All matters appearing on the boundary plat of record in Plat Book 7900, page 173; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4021 Farmingham Woods Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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.

BILL GARRETT, Davidson County
Trans:T20130001615 DEEDWARR
Recvd: 01/07/13 14:04 2 pgs
Fees:13.00 Taxes:566.10

20130107-0001988

Witness our hands this 28th day of December, 2012.

Ben Ballard

Micaiah Ballard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Ben Ballard and Micaiah Ballard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mount Juliet, Tennessee, this 28th day of December, 2012.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014