THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31036-02-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 22nd day of February, 2013. Notary Public My Commission Expires:

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

WARRANTY DEED

Address New Owner: Asher Wood, Melissa Wood 6812 Alto Vista Drive Nashville, TN 37205	**Send Tax Bills To:** SNBC MORTGAGE CORP. 9311 SAN PEDRO AVE, #100 SAN ANTONIO, TX 78216	**Tax Information:** Map and Parcel No.: 129 150 11100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jay C. Ballard and wife, Sarah Reitmeier**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Asher Wood and wife, Melissa Wood** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6812 Alto Vista Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of February, 2013.

Jay C. Ballard

Sarah Reitmeier

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jay C. Ballard and Sarah Reitmeier**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130017170 DEEDWARR
Recvd: 03/01/13 11:56 2 pgs
Fees:13.00 Taxes:1110.00

20130301-0020775

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Section 2, West Meade Highlands, of record in Book 3700, pages 124 and 125, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jay C. Ballard and Sarah Reitmeier, by deed dated July 20, 2004, from Douglas Thom, III, and wife, Marcia Jones Thom, of record in Instrument No. 20040721-0087537, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees. Map and Parcel No. 129 150 11100.
2. All matters appearing on the Plan of record as Book 3700, pages 124 and 125, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in an instrument of record in Book 4132, page 146, Register's Office for Davidson County, Tennessee (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).