THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13020118** BILL GARRETT, Davidson County Trans:T20130039000 DEEDWARR Recvd: 05/09/13 14:08 2 pgs Fees:13.00 Taxes:366.30 20130509-0047147	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $99,000.00. Natasha Esquivel Affiant Subscribed and sworn to before me, this 7th day of May, 2013. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

WARRANTY DEED

Address New Owner: Laura Beth Ballard 3535 Bell Road #606 Nashville, TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 109050B60600CO

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, **Natasha Marie Esquivel now being known as Natasha Diffie, married and Anthony Martin Sulfaro, married** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Laura Beth Ballard, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 606 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021216-0154761, and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Natasha Marie Esquivel, unmarried, and Anthony Martin Sulfaro, married by Warranty Deed from 70 South Associates, LLC, a Tennessee limited liability company, recorded on the 27th day of October, 2004 in Instrument No. 20041027-0129149, in the Register's Office of Davidson County, Tennessee.

Natasha Marie Esquivel and Natasha Diffie being one and the same person.

Joe Parker Diffie, husband of Natasha Marie Esquivel, hereby joins in the signing of this Warranty Deed to convey any marital interest he may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.
Covenants, Conditions and Restrictions as recorded in Instrument Nos. 20001216-0154761, 20030529-0072377 and 20030930-0144058.

Conveyance to Homeowners Association recorded at Instrument No. 20061229-0161141.
Stormwater Detention Agreement recorded at Instrument No. 20020918-0113840.

This is improved property located at 3535 Bell Road #606 Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 7th day of May, 2013.

Anthony Martin Sulfaro

Natasha Marie Esquivel
Now Known As Natasha Diffie

Joe Parker Diffie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anthony Martin Sulfaro, Joe Parker Diffie, and Natasha Marie Esquivel now known as Natasha Diffie, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2013.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015