WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130070599 DEEDWARR
Recvd: 08/15/13 15:54 2 pgs
Fees:13.00 Taxes:691.90
20130815-0086112

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$187,000.00.**

Jaleena Vaughn
Affiant

Subscribed and sworn to before me this 9th day of August, 2013

Notary Public
My Commission expires: 3-1-2015
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY STEPHANIE A. ALLEN

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jaleena N. Ball	First Bank	119-14-104
258 Morton Avenue	6131 Shallowford Road Suite 102	
Nashville, TN 37211	Chattanooga, TN 37421	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sidney Ray Sadler and wife, Angela N. Sadler**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jaleena N. Ball and John Kyle Postlewaite, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Woodbine Courts, Block A of record in Plat Book 1130, Page 39, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sidney Ray Sadler and wife Angela N. Sadler from Linda W. Kirby by Warranty Deed on August 12, 2004, of record in Instrument Number 20040817-0099325, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 39, Register's Office for Davidson County, Tennessee.

This is improved property known as: **258 Morton Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this August 9, 2013.

Sidney Ray Sadler

Angela N. Sadler

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sidney Ray Sadler and wife, Angela N. Sadler** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 9, 2013

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY