Return to:

Southern Land
Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

#1076

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **27th** day of **August, 2013.** Notary Public MY COMMISSION EXPIRES: 1-13-2015 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130077937 DEEDWARR
Recvd: 09/09/13 14:05 2 pgs
Fees:13.00 Taxes:610.50
20130909-0095012

JUDY PAINTER-ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley M. Ball	Bank of America, N.A.	173-09-0A-344.00-CO
(NAME)	(NAME)	
7854 Heaton Way	1515 W 22nd Street	
(ADDRESS)	(ADDRESS) Ste 200	
Nashville, TN 37211	Oakbrook, IL 60523	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tracy Lea Tyree Baggett, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ashley M. Ball, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 355 on the Plan of Resubdivision of Lots 220 & 351-355, Phase Four, Lenox Village, as shown by plat appearing of record in Instrument No. 20050113-0004928, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20050203-0012996, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate description.

Being the same property conveyed to Tracy Lea Tyree, unmarried, by deed from Catherine Ginzer, an unmarried woman, dated July 29, 2010 and filed in Instrument Number 20100804-0061203, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

*SJUBJECT PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR'S SPOUSE.

This is improved property, known as 7854 Heaton Way, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and I do covenant

with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

Witness my hand this **27th** day of **August, 2013**.

Tracy Lea Tyree Baggett

Tracy Lea Tyree Baggett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Tracy Lea Tyree Baggett**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **August, 2013.**

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Laurie M Harris

Notary Public

My commission expires:
12-10-16