THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070232**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 19th day of September, 2013. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130082478 DEEDWARR
Recvd: 09/24/13 09:52 2 pgs
Fees:13.00 Taxes:1165.50
20130924-0100193

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-15

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Frances Keegan Ballenger and Will Banks 5608 Kendall Drive Nashville, TN 37209	New Owner 5608 Kendall Dr. Nashville, TN 37209	Tax Parcel ID No. 10306001700

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, **Terry McFarland and wife, Devon B. McFarland** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Frances Keegan Ballenger, a single woman and Will Banks, a single man,** ("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, Lot 3, BROOKSIDE COURT ADDITION NO. 2, as shown on plat of record in Plat Book 1835, Page 47, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Terry McFarland and wife, Devon B. McFarland by Warranty Deed from Jennifer Reid Osborn, unmarried, recorded on the 7th day of August, 2006 in Instrument No. 20060807-0096076, in the Register's Office of Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURT ADDITION NO. 2, as recorded in Plat Book 1835, Page(s) 47.

Deed of Easement recorded in Book 5241, Page 922 and Book 5438, Page 283.

This is improved property located at 5608 Kendall Drive Nashville, TN 37209.

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 19th day of September, 2013.

Terry McFarland

Devon B. McFarland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terry McFarland and Devon B. McFarland, 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 19th day of September, 2013.

Notary Public

My Commission Expires: _____