NEW OWNER:

Maston L. Ballew, IV
Lindsay L. Ballew
2905 23rd Avenue South
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-1004

117-02-0-162.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130090918 DEEDWARR
Recvd: 10/23/13 08:55 3 pgs
Fees:18.00 Taxes:1883.30
20131023-0110284

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Nine Thousand and 00/100 Dollars ($509,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT J. DEEGAN and wife, PATRICIA M. DEEGAN** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **MASTON L. BALLEW, IV and LINDSAY L. BALLEW, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 of A Development of the Stokes Tract, Block 2, of record in Book 974, Page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Robert J. Deegan and wife, Patricia M. Deegan by Warranty Deed from John P. Moss and wife, Debra H. Moss, recorded on the 26th day of February, 1999 in Book 11358, Page 293, in the Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as: 2905 23rd Ave., Nashville, TN, 37215

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 18th day of **October, 2013.**

Robert J. Deegan
ROBERT J. DEEGAN

By: Kelley Groover, Attorney-in-Fact
Kelley Groover, Attorney-In-Fact
Pursuant to Power of Attorney of
Record in Book *_____, Page _____, RODCT.
*Instrument # 20131023-0110283

Patricia M. Deegan
PATRICIA M. DEEGAN

By: Kelley Groover, Attorney-in-Fact
Kelley Groover, Attorney-In-Fact
Pursuant to Power of Attorney of
Record in Book *_____, Page _____, RODCT.
* Instrument # 20131023-0110283

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KELLEY GROOVER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **ROBERT J. DEEGAN AND PATRICIA M. DEEGAN**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 18th day of **October, 2013.**

Christy Malone-Smith
NOTARY PUBLIC

My commission expires: 8-16-2015

CHRISTY MALONE-SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $509,000.00.

AFFIANT

Sworn to and subscribed to before me 18th day of October, 2013.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY