BILL GARRETT, Davidson County
Trans:T20130092078 DEEDWARR
Recvd: 10/28/13 09:53 2 pgs
Fees:13.00 Taxes:1627.63
20131028-0111693

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Michele L. Ballard
912 Halcyon Ave
Nashville, Tennessee 37204

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Magna Bank
P. O. Box 17257
Memphis, TN 38187-0257

MAP 118-1
GROUP
PARCEL 33.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stuart L. Reasons and Jessica M. Reasons, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Michele L. Ballard, a single woman**, 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. 38 on the Plan of W. D. Gale's Kirkwood Addition, of record in Book 332, page 76, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stuart L. Reasons and Jessica M. Reasons, husband and wife by deed from Steven B., Leach and wife, Connie L. Leach of record in Instrument no. 20120404-0028706, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is improved property known as **912 Halcyon Ave, Nashville, Tennessee 37204.**

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,

GRANTORS do covenant with the said GRANTEE that they are 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 our hands this the 24 day of **October, 2013.**

Stuart L. Reasons

Jessica M. Reasons

STATE OF Indiana
COUNTY OF St. Joseph

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Stuart L. Reasons and Jessica M. Reasons, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24 day of October, 2013.

NOTARY PUBLIC

My Commission Expires: February 29, 2020

ANNETTE MARIE BROMELING
Notary Public, State of Indiana
St. Joseph County
Commission # 633451
My Commission Expires
February 29, 2020

~~STATE OF TENNESSEE~~ Tennessee
~~COUNTY OF WILLIAMSON~~ Williamson

The actual value or consideration, whichever is greater, for this transfer is $439,900.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 5-3-2016

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY