WARRANTY DEED

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2013

Notary Public

MY COMMISSION EXPIRES: 5-23-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jackie W. Ballard Jr	OWNER	150-00-0-029.00
(NAME)	(NAME)	
3121 Anderson Road		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/01/13 09:35 3 pgs
Fees:18.00 Taxes:214.60
20131101-0113392

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kim Walden,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jackie W. Ballard Jr,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in the 31st Councilmatic District of Davidson County, Tennessee, being bounded on the north by Anderson Road on the west by Lewellen (Bk, 3314, Page 45 R.O.D.C., TN) on the south by Wales (Book 5504, Page 698 R.O.D.C., TN.) and on the east by Lot 2 of a subdivision of part of the Berry Boyd Dobson Property (Bk 5190, Page 345 R.O.D.C., TN.) and being the northerly part of the east one-half of Lot No. 6, on the map showing the division of lands mentioned in Mattie Foster V. Robert Foster, as of record in Chancery Plan Book 2, Page 157, R.O.D.C., TN, being described according to a survey by Campbell Surveying Co., Inc. (By Ken Morton TN Ris #623) Dated 1-13-94, more particularly as follows:

Beginning at an iron rod (New on the southerly margin of Anderson Road said rod being the northwest corner of lot 2 of a subdivision of part of the Berry Boyd Dobson Property as of record in Book 5190, Page 345, R.O.D.C., TN, and the northeast corner the herein described property thence with the west line of said Lot 2, S 03 degrees 10' 24" W 458.78' to an iron rod (OLD) thence with the northerly line of Wales as of record in Book 5438, Page 205 R.O.D.C., TN N 86 degrees 48' 30" W 89.48' to an iron rod (OLD) in the westerly line of the Leroy Lewellen Property as of record in Book 3314, Page 45, R.O.D.C., TN. Thence with said Lewellen's easterly line N 03 Degrees 10' 25" E. 460.69' to an iron rod (NEW) on the southerly margin of Anderson Road. Thence with the southerly margin of Anderson Road S 85 degrees 35' 19" E. 89.50' to the point of beginning and containing 0.94 acres.

Being the same property conveyed to Kim Walden by deed of record in Instrument 20060109-0002989, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3121 Anderson Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hands this 23rd day of October, 2013.

Kim Walden

State of Georgia
County of Thomas

Personally appeared before me Kim Walden, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of October 2013.

Notary Public
My Commission Expires: 4-7-17

LINDA R. PARKIN NOTARY PUBLIC THOMAS COUNTY GEORGIA EXPIRES APRIL 7, 2017

File No.: 20026

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY