WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140000544 DEEDWARR
Recvd: 01/03/14 10:11 2 pgs
Fees: 13.00 Taxes: 1154.03
20140103-0000707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary E. Ballard	FirstBank	07203019000
(NAME)	(NAME)	
1141 Greenfield Avenue	6131 Shallowford Rd., #102	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Chattanooga, TN 37421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, WE, Billy Thompson, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary E. Ballard and Christopher Murray, wife and husband, 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 in Davidson County, Tennessee, being Lot 118, INGLEWOOD PLACE, as shown on plat of record in Plat Book 332, Page 101, 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 by Quitclaim Deed from Denise Roberts to Denise Roberts and her husband, Raymond Roberts as tenants by the Entireties as recorded on the 22nd day of March, 2013 in Instrument No. 20130322-0028300; Quitclaim Deed from William B. Cobb, Jr., unmarried to Denise Roberts and husband, Raymond G. Roberts as recorded on the 26th day of November, 2012 in Instrument No. 20121126-0108508; Quitclaim Deed from Denise Roberts and husband, Raymond G. Roberts to Denise Roberts, a married person, and William B. Cobb, Jr., unmarried, as joint tenants with right of survivorship as recorded on the 1st day of May, 2012 in Instrument No. 20120501-0037215 and Warranty Deed from William K. Duffy and Catherine J. Sanford, husband and wife to Denise Roberts, married as recorded on the 18th day of August, 2011 in Instrument No. 20110818-0064070, in the Register's Office of Davidson County, Tennessee

Being the same property conveyed by Warranty Deed from Raymond G. Roberts and wife, Denise Roberts to Billy Thompson as recorded on the 11th day of July, 2013 in Instrument No. 20130711-0071773 and Scrivener's Affidavit as recorded on the 6th day of August, 2013 in Instrument No. 20130806-0082499, in the Register's Office of Davidson County, Tennessee. Grantor warrants that he has never lived in the subjected property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1141 Greenfield Avenue, Nashville, TN 37216
(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 hand this 31st day of December, 2013.

Billy Thompson

STATE OF TENNESSEE

COUNTY OF

On this 31st day of December, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Billy Thompson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015