NEW OWNER:

Peter Ballard
Mary Ballard
1342 Greenland Avenue
Nashville, TN 37216

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: 14-0208

Map 061 Group 16-0 Parcel 129.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140024756 DEEDWARR
Recvd: 04/11/14 14:01 3 pgs
Fees:18.00 Taxes:699.30
20140411-0030640

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Nine Thousand and 00/100 Dollars ($189,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SYLVIA K. MCCOOK and husband, BRUCE T. MOTT** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **PETER BALLARD and MARY BALLARD, joint tenants with right of survivorship** ("Grantee"), his 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:

Being Lot No. 9 of Block "E" on the Map of Greenland Estates, as of record in Book 974, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the southwesterly side of Greenland Avenue and runs back 290 feet on the northwesterly line and 283 feet on the southeasterly line, to a dead line, measuring 50.5 feet theron.

BEING the same property conveyed to Sylvia K. McCook and husband, Bruce T. Mott, by Warranty Deed from Elizabeth Roper, unmarried, dated June 10, 2013, and of record in Instrument No. 20130612-0060044, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1342 Greenland Avenue, Nashville, Tennessee 37216.

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

GRANTORS covenant with said Grantee 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 25th day of **March, 2014**.

SYLVIA K. McCOOK

BY: _____
Bruce T. Mott, Attorney-in-Fact
Pursuant to Power of Attorney of
Record in Instrument No. _____, RODCT.
#20140411-0030639

BRUCE T. MOTT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, BRUCE T. MOTT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, SYLVIA K. McCOOK, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 25th day of **March, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

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

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BRUCE T. MOTT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 25th day of **March, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

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

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The actual consideration or value, whichever is greater, for this transfer is $ **189,000.00**.

Cadosta Thomas

AFFIANT

Sworn to and subscribed to before me 25 day of **March, 2014**.

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY