WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

LANA M. ALESSI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRES-14-3314-701

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ann J. Olsen	NEW OWNER	
(NAME)	(NAME)	**104-6-B-701.00 CO**
3314 West End Avenue #701		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PAUL J. BALLARD AND SUSAN F. BALLARD, HUSBAND AND WIFE ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANN J. OLSEN, A SINGLE PERSON** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 701, WEST END PARK, FORMERLY KNOWN AS PARK ROAD CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 390, as established under Master Deed of record in Book 5845, Page 831, amended at Instrument Nos. 20071213-0143676 and 20130723-0076094, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Paul J. Ballard and wife, Susan F. Ballard by Warranty Deed from David C. Miller, unmarried, recorded on the 3rd day of May, 2005 in Instrument No. 20050503-0049170, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- County taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE PARK ROAD CONDOMINIUM, as recorded in Plat Book 5200, Page(s) 390, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association recorded in Book 5845, Page 824, amended in Instrument No. 20071221-0146695, Register's Office for Davidson County, Tennessee.
- Easement for Underground Utilities, recorded in Instrument No. 20020830-0105416, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3314 West End Avenue #701, Nashville, Tennessee 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140025325 DEEDWARR
Recvd: 04/15/14 09:25 2 pgs
Fees:13.00 Taxes:888.00

20140415-0031297

Witness my/our hand(s) this the 11th DAY OF APRIL, 2014.

Paul J. Ballard

Susan F. Ballard by Paul J. Ballard, Attorney in Fact
Susan F. Ballard by Paul J. Ballard, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL J. BALLARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of April, 2014.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul J. Ballard , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SUSAN F. BALLARD, and who acknowledged he executed the same as the free act and deed of the said SUSAN F. BALLARD.

Witness my hand and official seal, this the 11th of April, 2014.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212