Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-4005D

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Earl F Ballard Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF June, 2014.

Lynne Ward
Notary Public

Commission Expiration: 2/28/17

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Earl F. Ballard, Jr.	Earl F. Ballard, Jr.	
140 Cross Timbers Dr.	140 Cross Timbers Dr.	14202007300
Nashville, TN 37221	Nashville, TN 37221	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Earl F. Ballard, Sr.

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Earl F. Ballard, Jr.

HEREINAFTER CALLED THE GRANTEE, HIS 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. 132 on the Plan of Cross Timbers, Section III, of record in Book 4175, page 21 and amended in Book 5200, page 105, Register's Office for Davidson County, Tennessee, described as follows:
Said Lot No. 132 fronts 96.38 feet on the easterly side of Cross Timbers Drive and runs back between lines 193.6 feet on the northerly line and 214.1 feet to a dead line on the rear on which it measures 64.80 feet.

Being the same property conveyed to Earl F. Ballard on 07/31/1984 by deed from James C. Vance, Trustee, filed for record on 08/15/1986 in Book 6950, page 965, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 140 Cross Timbers Drive, Nashville, TN 37221

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 16th day of JUNE, 2014.

Earl F Ballard Sr
Earl F. Ballard, Sr.

BILL GARRETT, Davidson County
Trans:T20140045696 DEEDWARR
Recvd: 06/27/14 08:41 2 pgs
Fees:13.00 Taxes:532.80

20140627-0056247

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Earl F. Ballard, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16 day of June, 2014.

Notary Public

Commission Expiration:

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

F+B