Davidson County DEEDWARR
Recvd: 06/27/14 09:00 2 pgs
Fees:13.00 Taxes:321.48
20140627-0056276

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,887.50

Van Asa Preston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of June 2014.

Rebecca Moss
Notary Public

MY COMMISSION EXPIRES: December 18, 2014
(AFFIX SEAL)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robin Oatis Ballew	Avenue Bank	081 14 0 090.00
(NAME)	(NAME)	
2400 Hammond Dr	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville 37208	Nashville, TN 37251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eighty-Six Thousand Eight Hundred Eighty-Seven And 50/100 Dollars ($86,887.50), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jared Noah Judy**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robin Oatis Ballew**, married woman 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 No. 31 on the revised Plan of Fisk Park, of record in Book No. 2331, page 114, Register's Office for Davidson, Tennessee, to which plan reference is made for a complete legal description.

BEING the same property conveyed to James Tagney Morgan, unmarried by Warranty Deed from Eric Sox, a married man dated November 10, 2010 of record in Instrument No. 20101112-0090690, Register's Office for Davidson County, Tennessee. ALSO being the same property conveyed to Van Asa Preston by Quitclaim Deed from James Tagney Morgan dated January 16, 2014 of record in Instrument No. 20140127-0007465, Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Sunshine Radius, LLC by Quitclaim Deed from Van Asa Preston dated February 12, 2014 of record in Instrument No. 20140218-0013869, Register's Office for Davidson County, Tennessee; FURTHER BEING the same property conveyed to Jared Noah Judy by Quitclaim Deed from Sunshine Radius, LLC, of record at Inst # 20140613-0051803 Register's Office of Davidson Co, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2400 Hammond Dr, Nashville, TN 37208

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, has 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 our hands this 20th day of June, 2014.

Jared Noah Judy

STATE OF Arkansas
OF Conway County

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Jared Noah Judy with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2014.

Donna L. Roland
Notary Public

My Commission Expires: 6/23/14

(SEAL)

DONNA L. ROLAND
MY COMMISSION # 12391489
EXPIRES: February 10, 2023
Conway County

DONNA L. ROLAND
MY COMMISSION # 12391489
EXPIRES: February 10, 2023
Conway County

True Copy Certification

I, Connie Buchanan, 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.

Connie Buchanan
Signature

State of TN
County of Wilson

Personally appeared before me Charlie Winn a notary public for this county and state, Connie Buchanan who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Charles M. W.
Notary's Signature

My Commission Expires: 8/28/16
Notary' Seal (if on paper)

CHARLES M. W. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DA

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122