Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Davidson County	DEEDWARR	
Recvd: 08/19/14 12:22		3 pgs
Fees:18.00 Taxes:702.63		
20140819-0075234		

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $189,900.00

Affiant

Subscribed and sworn to before me, this 15th day of August 2014.

Notary Public
My commission expires: 9/24/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Address of New Owner:	Send Tax Bills to:	Tax Information
Natalie J. Ballard	New Owner	171-030B-240.00
601 Old Hickory Blvd #44		
Brentwood TN 37027		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Marcella L. Kowalski an unmarried woman hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Natalie J. Ballard, an unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 2 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Book 9700, Page 957, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marcella L. Kowalski by Warranty Deed dated April 30, 2009, from Joel E. Moss II, of record in Instrument No. 20090508-0042505 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 8920 page 65, and amended in Book 9860, Page 45 and in any allied instruments(s) referred to in said restrictions. 3) Easement for Sanitary Sewer and Storm Drainage Systems as set forth in instrument recorded in Book 7358, Page 643 4) Easement for Sanitary Sewer and Storm Drainage Systems as set forth in instrument recorded in Book 7358, Page 643 5) Charter of Fredericksburg Townhome Association of record in Book 11550 Page 529 6) All matters appearing on plan of Townhomes of Fredericksburg Phase 2, Section 7 of record in Book 9700 Page 957, Register's Office for Davidson County, Tennessee 7) Bylaws for Fredericksburg Townhome Association of record in Book 8920 Page 45

This property is improved property known as 601 Old Hickory Blvd #44, Brentwood, Tennessee 37027

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 15th day of August, 2014.

Marcella L. Kowalski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of August, 2014.

Notary Public

My Commission expires: 2/22/15

FILE NO: 08361

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Daniel Heard, 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.

Signature

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 9/21/2015

Notary Seal

