WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00 Catherine Clearwater Affiant Subscribed and sworn to before me, this 29th day of August, 2014 Georgette R Kennedy Notary Public MY COMMISSION EXPIRES: 03-07-17 (AFFIX SEAL)

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kari E. Edgens	Avenue Bank	072-12-0
(NAME)	(NAME)	(MAP)
1805 Sherwood Lane	111 10th Avenue South Suite 200	225.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37216	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Ronald Ballentine, Donna B. McBroom, Belinda A. Tobitt and Marcia B. Singleton, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kari E. Edgens and Colin F. Hunt, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Sherwood Subdivision of record in Plat Book 1424, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William L. Ballentine and wife, Mildred F. Ballentine by deed from Thomas E. Frensley, III and wife, Mary B. Frensley of record in Book 4157, page 139, Register's Office for Davidson County, Tennessee. The said William L. Ballentine having since died on May 17, 1987, leaving Mildred F. Ballentine as the surviving tenant by the entirety. Mildred Frances Andrews fka Mildred F .Ballentine, having since died intestate on May 18, 2014. Title is now vested in her heirs at law, Ronald Ballentine, Donna B. McBroom, Belinda A. Tobitt and Marcia B. Singleton.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1805 Sherwood Lane, Nashville, Tennessee 37216

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, 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 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.

BILL GARRETT, Davidson County
Trans:T20140065796 DEEDWARR
Recvd: 09/04/14 11:43 2 pgs
Fees:13.00 Taxes:647.13
20140904-0080936

Witness my/our hand(s) this 29th day of August, 2014.

Ronald Ballentine

Donna B. McBroom

Belinda A. Tobitt

Marcia B. Singleton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ronald Ballentine, Donna B. McBroom, Belinda A. Tobitt and Marcia B. Singleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of August, 2014.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/6/2015