WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140066680 DEEDWARR
Recvd: 09/08/14 11:30 2 pgs
Fees:13.00 Taxes:462.50
20140908-0082033

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2014.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert D. Starkey	Wilson Bank & Trust	06409012100 and 06413000100
(NAME)	(NAME)	
4250-4252 Old Hickory Blvd.	207 Legends Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Alfred Lee Ballinger, Glenn Thomas Ballinger and Joseph Dale Ballinger, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT D. STARKEY AND WIFE, BARBARA J. STARKEY, 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 Lots Nos. 1, 2 and 3 of Block 4 on the Plan of Berryville, W. A. Bryan's Subdivision of the Berry Tract, a plan of which is of record in Book 421, Page 117 in the Register's Office for Davidson County, Tennessee.

Said Lots 1, 2 and 3 front together 150 feet on the easterly side of Hadley Road and extend back between parallel lines with the northerly margin of Fourth Street a distance of 150 feet to an alley.

Being the same property conveyed to Sam Ballinger and wife, Ruby Ballinger by Warranty Deed from Vessie V. Patton and spouse, O. B. Patton which deed is dated March 30, 1956 and recorded in Book 2273, Page 267 in the Register's Office for Davidson County, Tennessee. The said Ruby Ballinger aka Ruby Wilfred Ballinger having since died on March 24, 2003 and the said Sam Ballinger aka Samuel Lee Ballinger died intestate on March 16, 2008. See Affidavit of Heirship recorded as Instrument No. 20110815-0062751, said Register's Office.

The above property is not the principal residence of either of the Grantors herein.

unimproved ☐

This is improved ☑ property, known as 4250&4252 Old Hickory Blvd., Old Hickory, TN 37038
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 3rd day of September, 2014.

Alfred Lee Ballinger

Glenn Thomas Ballinger

Joseph Dale Ballinger

STATE OF TENNESSEE

COUNTY OF Davidson

On this 4th day of September, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alfred Lee Ballinger and Joseph Dale Ballinger**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-18

Notary Public,

DEANIE L. GREGORY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF CT

COUNTY OF Middlesex

On this the 3rd day of September, 2014, before me a Notary Public in and for State and County, duly commissioned and qualified, personally appeared **Glenn Thomas Ballinger**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notary Seal at office on this the 3rd day of September, 2014.

My Commission expires:

Notary Public

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

BERNADETTE M. DILLON
Notary Public, State of Connecticut
My Commission Expires Dec 31st, 2017