Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1382

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Partick Mendenhall Jennifer Foster 7842 Kemberton Drive West Unit #22 Nolensville, TN 37135	Fairway Independent Mortgage Corporation 6652 Pinecrest DR Ste 200 Plano, TX 75024	186-4-B-22.00

BILL GARRETT, Davidson County
Trans: T20140073874 DEEDWARR
Recvd: 10/01/14 13:09 2 pgs
Fees: 13.00 Taxes: 710.40
20141001-0090627

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $192,000.00

Affiant

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

Subscribed and sworn to before me, this the 29th day of September, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Mark Ballinger and Shay Ballinger, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Patrick Mendenhall, an unmarried man and Jennifer Foster, an unmarried woman, as joint tenants with full right of survivorship ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit No. 22 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a horizontal property regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by the Declaration of Protective Covenants, Conditions and Restrictions for the Village of Burkitt Place (a horizontal property regime with private elements), a PUD, of record in Instrument No. 20070207-0016043, as amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation those By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit. Reference is also hereby made to the plan of record in Instrument No. 20070125-0010028, as corrected in Instrument No. 20070214-0018953, Register's Office for Davidson County, Tennessee, and the plan of record shown as Exhibit "B" to the above referenced Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20070207-0016043, as amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

Being the same property conveyed to Mark Ballinger and Shay Ballinger, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated November 29, 2007, recorded December 4, 2007, of record in Instrument No. 20071204-0140153, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **7842 Kemberton Drive West, Nolensville, TN 37135**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments; covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **29th** day of **September, 2014.**

GRANTOR(S)

Mark Ballinger

Shay Ballinger

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mark Ballinger and Shay Ballinger** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **29th** day of **September, 2014.**

Notary Public
My Commission Expires:
6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1 2015