BILL GARRETT, Davidson County
Trans:T20140083112 DEEDWARR
Recvd: 11/04/14 10:24 2 pgs
Fees:13.00 Taxes:1365.30
20141104-0101700

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $369,900.00.

Kathleen M Ballard
Affiant

Subscribed and sworn to before me, ~~this the~~ 31st day of October, 2014.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kathleen M. Ballard Russell C. Ballard	FARMINGTON MORTGAGE 2002 RICHARD JONES RD.	
1119B Granada Avenue	SUITE 300A	083010C00200
Nashville, TN 37206	NASHVILLE, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRENT TRUITT, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHLEEN M. BALLARD AND RUSSELL C. BALLARD, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. B, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 1119 Granada Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20130815-0086143 Exhibit B, 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 a portion of the same property conveyed to Brent Truitt, married by deed from Joe E. Barlow and Doris S. Barlow, husband and wife of record in Instrument No. 20130719-0074881 Register's Office for Davidson County, Tennessee, dated 07/16/2013 and recorded on 07/19/2013.

Being part of the same property conveyed by Decree for Redemption as recorded on the 25th day of January, 2001 in Instrument No. 20010125-0007683; Final Decree Confirming Sale as recorded on the 26th day of January, 2000 in Instrument No. 20000126-0008649 and Deed from Joe L. Wall and wife, Deborah L. Wall to Joe E. Barlow and wife, Doris S. Barlow of record in Book 6234, page 796, Register's Office for Davidson County, Tennessee, recorded on February 22, 1984.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1119B Granada Avenue, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2014.

Brent Truitt by Kathy Truitt, Attorney in Fact

Brent Truitt
BY KATHY TRUITT
HIS ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brent Truitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained. KATHY TRUITT, ATTORNEY IN FACT FOR

Witness my hand and seal this 31st day of October, 2014.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public

Kathy Truitt , spouse of Brent Truitt, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Kathy Truitt

Kathy Truitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand and seal this 31st day of October, 2014.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public