File Box 8

BILL GARRETT, Davidson County
Trans:T20140085354 DEEDWARR
Recvd: 11/12/14 14:10 2 pgs
Fees:13.00 Taxes:2932.25
20141112-0104373

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1521

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William J. Ballard and Martha S. Ballard, Trustees of the Ballard Revocable Trust, dated 11/3/2010 3710 Hilldale Drive Nashville, TN 37215	New Owner	117-09-0I-002.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$792,500.00**

William J Ballard
Affiant

Subscribed and sworn to before me, this the 10th day of November, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

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 **Valley Brook Partners One, a Tennessee general partnership, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **William J. Ballard and Martha S. Ballard, Trustees of the Ballard Revocable Trust, dated 11/3/2010, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Valley Brook Brownstones, a Horizontal Property Regime with private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20120530-0046788, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Valley Book Brownstones as shown as Exhibit "A" of the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed Valley Brook Partners One, a Tennessee general partnership, by Quit Claim Deed from Valley Brook Partners Two, a Tennessee general partnership, dated February 1, 2013, of record in Instrument No. 20130206-0012525, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3710 Hilldale Drive, Nashville, TN 37215**

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 GRANTOR paying its prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the site plan recorded as Exhibit "A" to the Master Deed establishing a Horizontal Property Regime for Valley Brook Brownstones with Private Element, of record in Instrument No. 20120530-0046788, Register's Office for Davidson County, Tennessee. (4) All matters appearing on the plan of record in Instrument No. 20070509-0055712, Register's Office for Davidson County, Tennessee. (5) All matters appearing on the plan of record in Book 974, page 29, Register's Office for Davidson County, Tennessee. (6) Master Deed establishing a Horizontal Property Regime for Valley Brook Brownstones with Private Element, of record in Instrument No. 20120530-0046788, Register's Office for Davidson County, Tennessee. (7) Declaration of

Restrictions of record in Book 1049, page 28, Register's Office for Davidson County, Tennessee. (8) Access and Utility Easement of record in Instrument No. 20110822-0064553, as amended in Instrument No. 20130102-0000466, and further terms and provisions contained in Assignment & Assumption of Obligations and Benefits under Easement Agreement of record in Instrument No. 20130102-0000467, Register's Office for Davidson County, Tennessee. (9) Right to water tap connection as granted and referenced in Deed of record in Book 1881, page 390, Register's Office for Davidson County, Tennessee. (10) 5' Utility Easement referenced in Deed of record in Book 1881, page 390, Register's Office for Davidson County, Tennessee, and as contained in the Declaration of Restrictions of record in Book 1049, page 28, Register's Office for Davidson County, Tennessee, and (11) 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, their heirs, successors and assigns forever. And we do covenant with the 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 Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and assigns, against the lawful claims of all persons claiming through the GRANTOR.

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

WITNESS our hands on the **10th** day of **November, 2014**.

VALLEY BROOK PARTNERS ONE,
a Tennessee general partnership

By: _____
Adam J. Epstein, Partner

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 **Adam J. Epstein**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Partner** of **Valley Brook Partners One,** the within named bargainor, a general partnership, and that he as such **Partner**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by himself as **Partner**.

Witness my hand and Official Seal this the **10th** day of **November, 2014.**

_____
Notary Public
My Commission Expires:

