WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089216 DEEDWARR
Recvd: 11/26/14 11:28 2 pgs
Fees:13.00 Taxes:283.05
20141126-0109188

R-VRES-14-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Diamond D. Baker	**New Owner**	
(NAME)	(NAME)	
2015 Nashboro Blvd		**135120A00800CO & 135120A07900CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOSH BALSLEY, UNMARRIED, AND JEFF BALSLEY AND VICKIE BALSLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DIAMOND D. BAKER AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium in Davidson County, State of Tennessee, described as follows: Unit 2015, in Nashboro Village Twelve Condominium, a horizontal property regime, as shown on the plat of record in Book 4675, Page 121, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to John Balsley, unmarried and Jeff Balsley and wife, Vickie Balsley by Warranty deed from Robert Warmouth and wife, Mary Ann Warmouth of record in Instrument No. 20080909-0092100 Register's Office for Davidson County, Tennessee, dated September 5, 2008 and recorded on September 9, 2008.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Nashboro Village Twelve Condominium of record in Book 4827, Page 30, amended in Book 6153, Page 252 and Inst # 20090603-0051209, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4827, Page 47, Register's Office for Davidson, County, Tennessee.
- Charter for Nashbor Village Twelve Condominium HOA of record in Book 4828, Page 829 and 834, in the Register's Office for Davidson County, Tennessee.
- Easement to NES of record in Book 4821, Page 109, in the Register's Office for Davidson County, Tennessee.
- Overhead line easement of record in Book 4815, Page 425, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, amended in Book 5469, Page 840 and Book 7751, Page 907, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped

persons.

- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 149 - 151, Book 4660, Page 22 and Book 4860, Page 72 - 76, Register's Office for Davidson County, Tennessee.
- Any deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in Schedule A, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2015 Nashboro Blvd , Nashville, Tennessee 37217**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 24th DAY OF NOVEMBER, 2014.

Josh Balsley

Jeff Balsley by Josh Balsley as Attorney In Fact

Vickie Balsley by Josh Balsley as Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH BALSLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of November, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Balsley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFF BALSLEY AND VICKIE BALSLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFF BALSLEY AND VICKIE BALSLEY.

Witness my hand and official seal, this the 24th of November, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212