26705-8

return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

Box 14

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $176,000.00

Rebecca West
Affiant

Subscribed and sworn to before me, this 4th day of December, 2014.

Notary Public
My commission expires: 2/13/17

BILL GARRETT, Davidson County
Trans:T20140091078 DEEDWARR
Recvd: 12/05/14 09:03 2 pgs
Fees:13.00 Taxes:651.20
20141205-0111477

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

03-1411-38284

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rebecca D. West 2416 Cloverdale Road Nashville TN 37214	New Owner	095-011-0-035.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ralph Ball and Barbara Ball, Individually and as Trustees of The Ralph and Barbara Ball Revocable Living Trust, dated March 11, 2011**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rebecca D. West, unmarried**, hereinafter called the Grantees, their successors 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 Lot No. 13, on the Plan of Merry Oaks, Section IV, of record in Book 2330, Page 128, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ralph A. Ball and Barbara Jean Ball, husband and wife by deed from Donnie L. Thompson, unmarried, dated September 11, 1986, recorded September 16, 1986, of record in Book 6979, Page 775, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Ralph and Barbara Ball Revocable Living Trust, dated March 11, 2011, Ralph Ball or Barbara Ball, Trustees by Quitclaim Deed from Ralph (A.) and Barbara (Jean) Ball, dated March 11, 2011, recorded March 11, 2011, of record in Instrument No. 20110311-0019515, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2416 Cloverdale Road, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 4th day of December, 2014.

Ralph Ball, Individually and as Trustee of The Ralph and Barbara Ball Revocable Living Trust dated March 11, 2011

Barbara Ball, Individually and as Trustee of The Ralph and Barbara Ball Revocable Living Trust dated March 11, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ralph Ball and Barbara Ball, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 4th day of December, 2014.

State of Tennessee at Large

My Commission expires: 3/4/15.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ralph Ball, Trustee of The Ralph and Barbara Ball Revocable Living Trust dated March 11, 2011, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Nashville, TN, this 4th day of December, 2014.

Notary Public at Large

My Commission expires: 3/4/15.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Barbara Ball, Trustee of The Ralph and Barbara Ball Revocable Living Trust dated March 11, 2011, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Nashville, TN, this 4th day of December, 2014.

Notary Public at Large

My Commission expires: 3/4/15.