BILL GARRETT, Davidson County
Trans:T20150002410 DEEDWARR
Recvd: 01/12/15 09:12 2 pgs
Fees:13.00 Taxes:810.30

20150112-0002815

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0529HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of January, 2015.

Notary Public
Commission Expires: 10-15-2017

Return TO:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amy Karen Ballou 1986 Upland Drive Nashville, TN 37216	National Lending Corp. 4 Summit Park Dr. #200 Independence, OH 44131	073-09-0-161.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

King Builders & Restoration, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy Karen Ballou

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 383 on the Plan of Section Three, Burchwood Gardens, as of record in Book 2900, Page 116, and as corrected in Book 3315, Page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to King Builders & Restoration, LLC, a Tennessee limited liability company, by Warranty Deed from Randall D. McMackin and Freda C. Kramer, dated 5/15/14 and recorded 5/16/14 in Instrument Number 20140516-0042491, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1986 Upland Drive, Nashville, TN 37216.

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the phural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of January, 2014.

King Builders & Restoration, LLC

X _____
BY: Daryl King, Member

King Builders & Restoration, LLC

X _____
BY: Lawrence Hutchison

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daryl King** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **member of King Builders & Restoration, LLC,** a limited liability company, and that he is authorized by **King Builders & Restoration, LLC** to execute this instrument on its behalf as such **member.**

Witness my hand and official seal at Nashville, Tennessee this 8th day of January, 2015.

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lawrence Hutchison** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **member of King Builders & Restoration, LLC,** a limited liability company, and that he is authorized by **King Builders & Restoration, LLC** to execute this instrument on its behalf as such **member.**

Witness my hand and official seal at Nashville, Tennessee this 8th day of January, 2015.

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16