Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2015

Notary Public
My commission expires: January 11, 2017

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1411-49273

Address of New Owner:	Send Tax Bills to:	Tax Information
Samuel M. Ballesteros, Jr.	Magna Bank	172-01-0-A-001.00
2 Todgers Ct.	6525 Quail Hollow Rd, Ste 300	
Brentwood TN 37027	Memphis, TN 38120	

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, William G. Hardin, III and wife, Ellen Gail Hardin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Samuel M. Ballesteros, Jr. and Cheryl L. Ballesteros, husband and wife, 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. 1, on the Plan of Copperfield, Revised, of record in Book 6900, Pages 555, 556, 557, 558, and 559, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to William G. Hardin, III and wife, Ellen Gail Hardin by deed from Charles L. Garrett and wife, Betty E. Garrett, dated June 15, 1999, recorded June 24, 1999, of record in Book 11541, Page 749, 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 2 Todgers Ct., Brentwood, TN 37027

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.

BILL GARRETT, Davidson County
Trans:T20150016597 DEEDWARR
Recvd: 03/06/15 16:11 2 pgs
Fees:13.00 Taxes:1128.50
20150306-0019644

WITNESS my hand this 2nd day of March, 2015.

William G. Hardin, III

Ellen Gail Hardin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William G. Hardin, III and Ellen Gail Hardin, 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 Brentwood, TN, this 2nd day of March, 2015.

Notary Public
State of Tennessee at Large

My Commission expires 12/21/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON