Davidson County DEEDWARR
Recvd: 03/17/15 15:43 2 pgs
Fees:13.00 Taxes:1924.00
20150317-0023035

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $520,000.00. Affiant Subscribed and sworn to before me, this the 13th day of March, 2015. Notary Public My commission expires: 4/2/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Radley Balko	New Owner	
411 South 14th Street		083130357.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFF L. FLOWERS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RADLEY BALKO, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 a part of Block W on the Plan of the Lindsley Home Place, as of record in Plan Book 2, Page 92, Chancery Court at Nashville and described as follows:

Beginning at the northeast corner of Shelby Avenue and 14th Street; thence with the northerly margin of Shelby Avenue, 150 feet to a 10 foot alley; thence north along the western margin of said alley, 56 feet to a point; thence west parallel with Shelby Avenue 150 feet to 14th Street; thence South 56 feet to the point of beginning.

Being a portion of the same property conveyed to Theodore Jay Miller by Warranty deed from McMurray Investment Company of record in Book 10616, page 558 Register's Office for Davidson County, Tennessee, dated September 19, 1997 and recorded on September 22, 1997.

Being a portion of the same property conveyed to Christopher R. Vaughn, Trustee of the Twins Trust Dated March 19, 2010 by Warranty deed from Theodore Jay Miller AKA Theodore J. Miller AKA Ted Miller, a Married man of record in Instrument No. 20130520-0050782 Register's Office for Davidson County, Tennessee, dated May 16, 2013 and recorded on May 20, 2013.

Being a portion of the same property conveyed to Jeff L. Flowers by Warranty deed from Christopher R. Vaughn, Trustee of the Twins Trust of record in Instrument No. 20140205-0010322 Register's Office for Davidson County, Tennessee, dated January 31, 2014 and recorded on February 5, 2014.

** Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 411 South 14th Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of March, 2015.

Jeff L. Flowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 13th day of March, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018