BILL GARRETT, Davidson County
Trans: T20150033728 DEEDWARR
Recvd: 05/04/15 10:15 2 pgs
Fees: 13.00 Taxes: 608.65
20150504-0039924

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joshua M. Fisher	Towne Mortgage DBA Americu	051 03 0 200.00
(NAME)	(NAME)	
601 Barbara Drive	2170 E. Big Beaver Rd #A	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Troy, MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Three Thousand Five Hundred And No/100 Dollars ($163,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michelle L. Ballard**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua M. Fisher**, a singleman 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. 47 on the Plan of Pleasant Acres, Section II, of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michelle L. Ballard by Warranty Deed from Pamela D. Birdwell Johnston (formerly known as Pamela D. Birdwell) and husband, Gary Johnston dated March 28, 2005 and recorded March 31, 2005 in Instrument No. 200503310035161 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 601 Barbara Drive, Madison, TN 37115

File Number: GRN-151663

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 24th day of April, 2015.

Michelle L. Ballard by David Roetger, her attorney in fact

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared David Roetger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michelle L. Ballard as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Michelle L. Ballard, for the purposes therein contained.

Witness my hand and official seal, this the 24th day of April, 2015

Notary Public

My Commission Expires:

(SEAL)

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

File Number: GRN-151663