Davidson County DEEDWARR
Recvd: 05/05/15 13:21 2 pgs
Fees:13.00 Taxes:399.60
20150505-0040868

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 2-10-18
(AFFIX SEAL)

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).
Andre Ballew	IBM Southeast Eployees Federal Credit Union	161 05 0C 117.00
(NAME)	(NAME)	
7051 Highway 70 S #143	1000 Northwest 17th Avenue	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Delray Beach, FL 33445	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eight Thousand And No/100 Dollars ($108,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tally Hook and Kelvin L. King**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andre Ballew**, 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: * husband married

Unit 17, Huntingdon Park Townhomes, as established by Master Deed of Huntingdon Park Townhome Association of record in Book 8813, Page 573, as amended in Book 9018, Page 56, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tally Hook and husband, Kelvin L. King by Warranty Deed from Raymond F. Freeman and wife, Eleanor J. Freeman dated December 28, 2005 and recorded January 04, 2006 in Instrument No. 200601040001132 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 745 Huntington Parkway, Nashville, TN 37211

File Number: GRN-151396

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.

Tally Hook

Tally Hook

Kelvin L King

Kelvin L. King

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Tally Hook and Kelvin L. Kingthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 4-10-18

(SEAL)

COUNTY OF DAVIDSON SUSAN L. HEINRICH STATE OF TENNESSEE NOTARY PUBLIC

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

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

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