BILL GARRETT, Davidson County
Trans:T20150041396 DEEDWARR
Recvd: 05/28/15 13:25 2 pgs
Fees:13.00 Taxes:1091.01
20150528-0049204

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 1506359**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $294,867.00. Affiant Subscribed and sworn to before me, this 21st day of May, 2015. Notary Public My Commission Expires: 1-8-19

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE J CARLA IKARD

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Frank Ballek and Laura L Ballek 8008 Montcastle Dr Nashville TN 37221	SunTrust Mortgage PO Box 47047 Atlanta, GA 30362	Tax Parcel ID No. 155-02-0A-029.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Loran A. Smith and Rebecca L. Smith, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Frank Ballek and Laura L Ballek, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Montcastle Estates of record in Plat Book 6900, Page (s) 326 and 327, in the 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 Loran A. Smith and wife, Rebecca L. Smith by Warranty deed from Dan Heichelbech of record in Instrument No. 20110712-0053065 Register's Office for Davidson County, Tennessee, dated July 07, 2011 and recorded on July 12, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 326 and 327, Register's Office for Davidson County, Tennessee.

Subject to the matters shown on the PUD Boundary Plat of record in Book 6200, Page 623, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7170, Page 926, amended in Book 7260, Page 295, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Incorporation for HOA of record in Book 7421, Page 27, in the Register's Office for Davidson County, Tennessee.

Easement to The Metropolitan Government of Nashville of record in Book 8068, Page 291 and Book 8068, Page 296, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 8008 Montcastle Dr Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of May, 2015.

Loran A. Smith

Rebecca L. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Loran A. Smith and Rebecca L. Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2015.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018