WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150044772 DEEDWARR
Recvd: 06/08/15 10:22 2 pgs
Fees:13.00 Taxes:865.80
20150608-0053373

G-RR-15-01345

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/3/15 (AFFIX SEAL)

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bruce D. Jeffery and Magnolia Jeffery	Primary Residential Mortgage, Inc	
(NAME) **1345 Pawnee**	(NAME) 1480 North 2200 West	**05314009600**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **STEPHEN BALL, AN UNMARRIED MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRUCE D. JEFFERY AND MAGNOLIA JEFFERY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 on the Plan of Nawakwa Hills of record in Plat Book 843, Page 36 & 37, 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 Stephen Ball, an unmarried man by warranty deed from Derek Hoke, unmarried of record in Instrument No. 20140429-0035949 Register's Office for Davidson County, Tennessee, dated 04/24/2014 and recorded on 04/29/2014. Being the same property conveyed to Derek Hoke, unmarried by warranty deed from Donna J. Gillroy, an unmarried person of record in Instrument No. 20120925-0087269 Register's Office for Davidson County, Tennessee, dated 09/24/2012 and recorded on 09/25/2012. Being also known as 1345 Pawnee Madison, TN 37115.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 36 and 37, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1345 Pawnee , Madison, Tennessee 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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 my/our hand(s) this the 4th DAY OF JUNE, 2015.

Stephen Ball by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHEN BALL, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHEN BALL.

Witness my hand and official seal, this the 4th of June, 2015.

Notary Public
My Commission Expires: 3/7/17
(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212