WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ADS of South Florida, LLC	New Owner	71-7-42
(NAME)	(NAME)	
P.O. Box 120726		
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Marcus A. Ballard Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ADS of South Florida, LLC,** 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, described as follows: Being the westerly on-half (1/2) off Lot No. 112 on the Map of J.B. Haynie's Oriental Subdivision as of record in Book 161, Page 26 and 27, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marcus A Ballard, Jr. and wife Crystal D. Ballard dated August 20, 2000 of record in Instrument No. 20000906-0088066, and further conveyed to Marcus A. Ballard, Jr. of record in Instrument No. 20020225-0023731, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2109 Sultana Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 warraht 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 my/our hands this 26th day of June, 2015.

Marcus A. Ballard Jr.

BILL GARRETT, Davidson County
Trans:T20150053912 DEEDWARR
Recvd: 07/06/15 09:38 1 pgs
Fees:13.00 Taxes:221.63
20150706-0064683

State of Tennessee
County of Williamson

Personally appeared before me Marcus A. Ballard Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of June, 2015.

Notary Public Trece Mcadoo
My Commission Expires: _____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Ex... 05-08-2018

File No.: 9745