BILL GARRETT, Davidson County
Trans:T20150058242 DEEDWARR
Recvd: 07/17/15 10:02 2 pgs
Fees:13.00 Taxes:703.00
20150717-0069947

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00
Linda N. Hughes
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 2015.
Lori Buie
Notary Public
MY COMMISSION EXPIRES: 9/21/15

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
LINDA N. HUGHES	New Owner	
(NAME) 1900 TINNIN RD., UNIT C-10	(NAME)	007-14-0-B/010.00
(ADDRESS) GOODLETTSVILLE, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, **SADIE L. BALES AND CHARLES M. BALES, as Tenants in Common with Right of Survivorship** , HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDA N. BALES**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

UNIT NO. 10 OF BUILDING C ON THE PLAN OF MAGNOLIA STATION-PHASE ONE, A CONDOMINIUM, CREATED UNDER THE PROVISIONS OF T.C.A. SECTION 64-27-101, ET. SEQ., AS AMENDED , AND AS ESTABLISHED BY A MASTER DEED RECORDED AS INSTRUMENT NO. 20030827-0114444, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS AMENDED IN THE AMENDMENT TO MASTER DEED RECORDED IN INSTRUMENT NO. 20041001-0118510 AND INSTRUMENT NO. 20040627-0073312. SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE SAID UNIT, AS SHOWN ON THE PLAN OF RECORD FILED AS EXHIBIT B TO THE SAID AMENDMENT TO MASTER DEED, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY, THE UNIT CONVEYED AND THE COMMON AREAS REFERRED TO HEREIN.

BEING THE SAME PROPERTY CONVEYED TO SADIE L. BALES AND CHARLES M. BALES FROM MAGNOLIA PROPERTIES, L.L.C. BY DEED OF RECORD IN INSTRUMENT NO. 2010916-0073762, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY, KNOWN AS 1900 TINNIN RD., UNIT C-10, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 13th day of July, 2015.

Sadie L. Bales By Charles M. Bales, AIF
SADIE L. BALES BY CHARLES M. BALES, AS ATTORNEY-IN-FACT

Charles M Bales
CHARLES M. BALES

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Charles M. Bales, Individually and as Attorney-In-Fact for Sadie M. Bales, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 13th day of July, 2015.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY