Davidson County	DEEDWARR
Recvd: 07/29/15 07:30	3 pgs
Fees:18.00 Taxes:980.50	
20150729-0074340	

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Return To: 1502602
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this 27th day of July 2015.

Notary Public
My commission expires: 6-18-17

Heather Lee
State of Tennessee Notary Public
Rutherford Co.
Expires 6-18-17

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark L. Townsend 6508 Sunnywood Drive Nashville TN 37211	Mark L. Townsend 6508 Sunnywood Drive Nashville, TN 37211	181010B22800CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Lance Ballard and wife Oksana Ballard hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Mark L. Townsend and Suzanne M. Townsend, Husband and Wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 94, on the plan of Phase Four Addition to Sugar Valley, an RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20070125-0010052 and re-recorded in Instrument No. 20070205-0014763, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being of the same property conveyed to Lance Ballard and wife, Oksana Ballard by deed dated August 29, 2008 from Plez Ballard and wife, Judy A. Ballard of record in Instrument No. 20080902-0089566, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Sugar Valley of record in Instrument No. 20070125-0010052 and re-recorded in Instrument No. 20070205-0014763, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 11069, page 14, and amended in Instrument No. 20040203-0013041 and Instrument No. 20071214-0143932 and No. 20140430-0036256, Register's Office for Davidson County, Tennessee and in any allied instruments(s) referred to in said

restrictions. 4) Bylaws for Sugar Valley Homeowners Association of record in Book 11069 Page 24 5) Charter of Sugar Valley Homeowner's association of record in Book 11069 Page 6

This property is improved property known as 6508 Sunnywood Drive, Nashville, Tennessee 37211

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27 day of July, 2015.

Lance Ballard

Oksana Ballard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lance Ballard* and Oksana Ballard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

*a/k/a Lance V. Ballard

Witness my hand and official seal at Franklin, Tennessee, this 29 day of July, 2015.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08959

True Copy Certification

I, Nikki McKinney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

