Davidson County DEEDWARR
Recvd: 08/07/15 11:14 3 pgs
Fees:18.00 Taxes:345.58
20150807-0078884

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32544-07-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $93,400.00. Denise K Faust Affiant Subscribed and sworn to before me this 6th day of August, 2015. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Andre Ballew 1460 Snell Blvd Nashville, TN 37218	**Send Tax Bills To:** 7051 Hwy 70S #143 Nashville, TN 37221	**Tax Information:** Map and Parcel No.: 080 11 0 004 00

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, **Denise K. Faust, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andre Ballew, a married man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1460 Snell Blvd, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 6th day of August, 2015.

Denise K. Faust

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Denise K. Faust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2015.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Notary Public

My Commission Expires:

EXHIBIT "A"

A Certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 364, on the Plan of Bordeaux Hills, Section 2 of record in Plan Book 3600, page 7, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 364 fronts 52.0 feet on the southerly margin of Snell Blvd and extends back 138.8 feet on the northwesterly line and 145.0 feet on the southeasterly line to a dead line in the rear, measuring 67.67 feet thereon.

Being the same property conveyed to Denise K. Faust, a single woman, by deed dated May 13, 2010 from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20100517-0037731, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 3600, page 7, Register's Office for Davidson County, Tennessee.

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 9/22/2018

Shelly M Smith