RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

TENNESSEE NATIONS TITLE AGENCY, INC.
404 BNA DR, STE. 307
NASHVILLE, TN 37217
15NT00331
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150067067 DEEDWARR
Recvd: 08/12/15 10:45 2 pgs
Fees:13.00 Taxes:804.75
20150812-0080648

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2015

NOTARY PUBLIC Notary Public
AT LARGE
Pamela B. Matheney
MY COMMISSION EXPIRES My Commission Expires
September 20, 2016
STATE OF TENNESSEE

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY, INC., 404 BNA DR, STE 307, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:
Marsha J. McGehee
4501 Loralie Lane
Antioch, TN 37013

SEND TAX BILLS TO:
Pinnacle Bank
150 3rd Ave S Ste 900
Nashville Tn 37201

MAP-PARCEL NUMBERS
150060A03700CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James W Ballinger, II, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marsha J. McGehee, a single woman**

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, BEING LOT NO. 37 ON THE PLAN OF THE PARKS AT PRIEST LAKE SUBDIVISION, PHASE ONE, OF RECORD IN INSTRUMENT NO. 20090910-0084797 AND INSTRUMENT NO. 20100108-00002095, AMENDED IN INSTRUMENT NO. 20100311-0018660, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT

BEING THE SAME PROPERTY CONVEYED TO JAMES W. BALLINGER II, UNMARRIED BY SPECIAL WARRANTY DEED FROM NVR, INC. AS RECORDED 6-9-10 AS INSTRUMENT NO. 20100609-0044712.

Subject to all matters shown on plat of record as Instrument No. 20090910-0084797 and 201001018-00002095, in the Register's Office for DAVIDSON County, Tennessee.

Easement to Gulf Interstate Gas Co. of record in Book 2242, Page 251 of the Register's Office.

Sanitary sewer easement of record in Book 5300, Page 903, Book 6186, Page 235, Book 7170, Page 775, Book 7170, Page 778 of Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20070423-0047709 of the Register's Office.

Drainage easement and right of way for street of record in Book 8657, Page 543 and Book 8657, Page 592 of the Register's Office.

Drainage easement of record in Book 8493, Page 687, Book 8493, Page 701 and Book 8493, Page 704 of the Register's Office.

All matters of record in Instrument No. 20090910-0084798, said Register's Office.

Declaration of Covenants, conditions and restrictions of record in Instrument No. 20090929-0090300, amended in Instrument No. 20091216-0114551 of the Register's Office.

This is improved property commonly known as **4501 LORALIE LANE, ANTIOCH,, TN 37013.**

Jessica Trautschold, spouse of James W. Ballinger II, is executing this deed for purposes of relinquishing any marital rights she may have to the subject property.

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 warrant 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 our/my hand(s) this 15 day of July, 2015.

James W. Ballinger, II

Jessica Trautschold by James W. Ballinger, II her ATTY in fact

Jessica Trautschold by James W. Ballinger, II, her 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, the within named James W Ballinger, II the bargainors 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.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of July, 2015.

Commission Expires: _____

Notary Public

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires Mar. 10, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared James E. Ballinger, II, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jessica Trautschold, and who acknowledged that he executed the same as the free act and deed of the said Jessica Trautschold, by virtue of a Power of Attorney, duly executed and appearing of record in Book *_____, page _____, said Register's Office.

*20150812-0080647

Witness my hand and official seal this 15 day of July, 2015.

NOTARY

My Commission Expires: _____

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires Mar. 10, 2019