BILL GARRETT, Davidson County
Trans:T20150068685 DEEDWARR
Recvd: 08/14/15 16:27 2 pgs
Fees:13.00 Taxes:777.00
20150814-0081962

Box 44

This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Charlene Sibler **1510 Hamden Drive** **Nashville, TN 37211**	Chase Manhattan Mortgage ~~same as new owner~~ 7255 Baymeadows Way Jacksonville, FL 32256	**161-06-0A-117.00-CO**

****

That **Laurel Terry formerly known as Laurel Balthaser** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Charlene Sibler** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in **Davidson County, Tennessee**, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee being Unit 117 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Laurel Balthaser, an unmarried woman by Warranty deed from Centex Homes, a Nevada general partnership of record in Instrument No. 20090730-0071341 Register's Office for Davidson County, Tennessee, dated July 27, 2009 and recorded on July 30, 2009.

This is improved property known as 1510 Hamden Drive Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **14th** day of **August, 2015.**

Laurel Terry FKA Laurel Balthase

Laurel Terry formerly known as
Laurel Balthaser

STATE OF TN

COUNTY OF Sumner

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

Witness my hand and official seal on this **14th** day of **August, 2015.**

L n L

Notary Public

Commission Expires: 3/19/19

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of TN

County of DAVIDSON

The actual consideration or value for this property (whichever is greater) is **$210,000.00**.

Sworn to and subscribed before me this **14th** day of **August, 2015.**

Sharon F Mullen

Affiant

Linda Turner Ray

Notary Public

My Commission Expires: 11/6/17

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.