WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 12/18/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Betty G. Henley, Trustee, Decedent's Trust, U/A/D August 5, 2006 of the Horace U. Henley and Betty G. Henley Living Trust	Same as new owner	026 10 0 007.00
(NAME) 109 Kenner Avenue Lower Level	(NAME)	
(ADDRESS) Nashville TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Leonard W. Ballou and wife, Geneiva W. Ballou, and Thomas F. Moberg, and wife, Sheila A. Moberg,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Betty G. Henley, Trustee, Decedent's Trust, U/A/D August 5, 2006 of the Horace U. Henley and Betty G. Henley Living Trust,** 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. 18 and the westerly half (50 feet) of Lot No. 19** on the Plan of Terra View Subdivision, as of record in Book 1130, Page 69, Register's Office for Davidson County, Tennessee.

SAID Lot No. 18 and the westerly half of Lot No. 19 fronts 150 feet on the northerly side of North Wade Circle and runs back between parallel lines 175 feet to a dead line, which measures 150 feet.

BEING the same property conveyed to Leonard W. Ballou and wife, Geneiva L. Ballou and Thomas F. Moberg and wife, Sheila A. Moberg by Warranty Deed from Nelle F. Liggett, a widow, dated 12/30/92 and recorded 12/31/92 in Book 8828, Page 98, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 620 Wade Circle, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150069512 DEEDWARR
Recvd: 08/18/15 12:57 2 pgs
Fees:13.00 Taxes:144.12
20150818-0083099

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 my/our hands this 14th day of August, 2015.

Leonard W. Ballou

Geneiva W. Ballou

Thomas F. Moberg

Sheila A. Moberg

State of Tennessee
County of Sumner

Personally appeared before me Leonard W. Ballou and wife, Geneiva W. Ballou, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of August, 2015.

Notary Public
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

State of Tennessee
County of _____

Personally appeared before me Thomas F. Moberg and wife, Sheila A. Moberg, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of August, 2015 .

Notary Public Anna M. Wolfe
My Commission Expires: 3/21/18
File No.: 150879

ANNA M. WOLFE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON