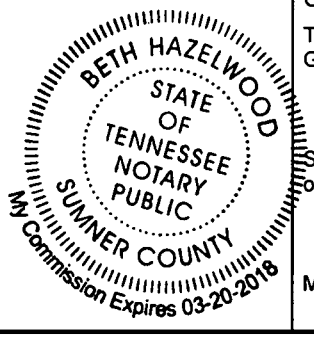
9887
book13

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Ballard Laura Ballard	New owners	121-00-0-224.00
(NAME) 1516 Pleasant Hill Rd.	(NAME) 1504 Pleasant Hill Rd	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville TN 37214	
(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,**James E. Kirby, Jr. and wife Sherry A. Kirby,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason Ballard and Laura Ballard, husband and wife,** 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 located in the third civil district of Davidson County, Tennessee, being 6.1 acres fronting on Pleasant Hill Road. Set forth as Property Map 121, Parcel 224, per an unrecorded survey by G. Barry Greer dated September 12, 1977 and being tract no 2 on said survey described as follows.

Beginning at a point on the Easterly margin of Pleasant Hill Road, being North 5 deg. 44 min. East 1078 feet. more or less, from the intersection of Couchville Pike and Pleasant Hill Road; Thence along the Easterly margin of Pleasant Hill Road North 5 deg 44 min East 270.0 feet to a point; Thence South 84 deg. 15 min 34 sec. East 982.32 feet to a point; Thence South 5 deg. 59 min. West 270.0 feet to a point, Thence North 84 deg. 15 min. 34 sec. West 981.16 feet to the point of beginning. Containing 6.1 acres more or less.

Being the same property conveyed to James E. Kirby, Jr. and wife Sherry A. Kirby, by Quitclaim Deed from Kirby Welding Co., dated 4/29/05 of record in Instrument No. 20050613-0067054, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☐ property, known as 1516 Pleasant Hill Rd., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150073169 DEEDWARR
Recvd: 08/28/15 09:44 2 pgs
Fees:13.00 Taxes:314.50
20150828-0087268

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 27th day of August, 2015.

James E. Kirby Jr.

Sherry A. Kirby

State of Tennessee
County of Williamson

Personally appeared before me James E. Kirby Jr. and Sherry A. Kirby, 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 27th day of August, 2015.

Notary Public
My Commission Expires: _____

File No.: 9887

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017