BILL GARRETT, Davidson County
Trans:T20150078459 DEEDWARR
Recvd: 09/15/15 15:37 3 pgs
Fees:18.00 Taxes:519.85
20150915-0093667

PREPARED BY WHITE, REGEN & GARTON, PLC, P. O. BOX 190, DICKSON, TN 37056

WRG-1785 Map 026-06-0A-070.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Thousand Five Hundred and No/100 Dollars ($140,500.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **First Federal Bank**, a state banking corporation, has bargained and sold, and by these presents does transfer and convey unto **Sarah S. Ballard**, an unmarried woman (the "Grantee"), her heirs and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging, to the Grantee, her heirs and assigns, forever.

AND IT HEREBY COVENANTS with the Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed by the public records of Davidson County, Tennessee.

AND IT FURTHER COVENANTS and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, First Federal Bank has caused its name to be subscribed hereto as and for the 10th day of September, 2015.

FIRST FEDERAL BANK

By: _____
Anthony T. Moore,
President and Chief Executive Officer

STATE OF TENNESSEE

COUNTY OF DICKSON

Before me, the undersigned, a notary public in and for said state and county, personally appeared Anthony T. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President and Chief Executive Officer of First Federal Bank, the within named bargainor, a banking corporation, and that he as such President and Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President and Chief Executive Officer.

Witness my hand and official seal at Dickson, Tennessee, this 10th day of September, 2015.

Deborah M. Albright
Notary Public

DEBORAH M. ALBRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My Commission Expires:

10.19.15

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 140,500.00 , which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Carla A. W. Dodd
Affiant

Subscribed and sworn to before me this 11th day of September, 2015.

Notary Public

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

My Commission Expires:

8.23.2016

ADDRESS OF NEW OWNER(S):

Sarah S. Ballard
153 LAUTON CT. #60
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:

MORTGAGE INVESTORS GROUP
8320 E. WALKER SPRINGS LN. #200
KNOXVILLE, TN 37923

WRG-1785

EXHIBIT A

Description of Property

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Final Plat for The Townhomes at Windsor Green, Phase I, Section 3, a Planned Unit Development, of record in Instrument No. 20040109-0003983, and Instrument No. 20041112-0136380, both in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being part of the same property conveyed to First Federal Bank by trustee's deed from Barney B. Regen, Trustee, dated September 1, 2009, and of record in Instrument No. 20090903-0083111 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to The Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions of record in Book 11164 at page 69, as amended by instrument of record in Instrument No. 20011108-0122758, and amendment to By-Laws of record in Instrument No. 20140523-0044903, and further subject to the matters appearing on the plan of record in Instrument No. 20040109-0003983 and Instrument No. 20041112-0136380, all in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to easements of record in Book 4377 at page 94, Book 6117 at page 290, and Book 11534 at page 618, both in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to a perpetual easement to Piccadilly Apartments of record in Instrument No. 20020913-0111699 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to an Absolute Release and Covenant not to sue set forth in deed of record in Book 10832 at page 144 in the Register's Office of Davidson County, Tennessee.