BILL GARRETT, Davidson County
Trans: T20150081766 DEEDWARR
Recvd: 09/25/15 11:06 2 pgs
Fees: 13.00 Taxes: 1202.50
20150925-0097610

WARRANTY DEED

LIZ JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this the _____ day of September, 2015.

Notary Public

My commission expires: 8-14-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James W. Ballinger, II **Jessica S. Trautschold**	Movement Mortgage	**Map 072-11-0-I Parcel 002-00co**
1418 B Huffine Street	841 Seahawk Circle	
Nashville, Tennessee 37216	Virginia Beach, VA 23452	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas Lee Sanders, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James W. Ballinger, II and Jessica S. Trautschold

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 Unit B, on the Plan of 1418 Huffine Street, a Horizontal Property Regime with Private Elements, as shown as Exhibit "B" to Declarations of Covenants, Conditions, and Restrictions of record in Instrument No. 20140620-0054048, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Thomas Lee Sanders, an unmarried man, by Deed dated June 18, 2013 from Capital Homes LP, a Tennessee limited partnership, of record in Instrument No. 20130619-0062572, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out in Exhibit "B" to Declarations of Covenants, Conditions, and Restrictions of record in Instrument No. 20140620-0054048, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions, Restrictions and By-Laws of 1418 Huffine Street Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140620-0054048, Register's Office for Davidson County, Tennessee. (3) Notice of Completion of record in Instrument No. 20150821-0084635, Register's Office for Davidson County, Tennessee. (4) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **1418 B Huffine Street, Nashville, Tennessee 37216**

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 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 hand(s) this **21st** day of **September, 2015.**

Thomas Lee Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas Lee Sanders,** the within named sellers, 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 at Nashville, Tennessee, this **21st** day of **September, 2015.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122