PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57996
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Loren Edward Balman Jennifer Balman 7313 S. Colony Court Nashville, TN 37221	Dinsdale Bent 1SD 3rd Ave. South, #400 Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 155080B04000

Davidson County DEEDWARR
Recvd: 11/10/15 15:05 3 pgs
Fees:18.00 Taxes:1066.71
20151110-0114532

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$288,300.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph M. Holland and wife, and Cindy K. Holland**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Loren Edward Balman and Jennifer Balman, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of South Colony at River Bend, Phase I, of record in Book 6900, page 271, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cindy K. Holland and husband, Joseph M. Holland by Warranty Deed from The Zeitlin Group, a Tennessee General Partnership, dated September 29, 1992, recorded on October 15, 1992, of record in Book 8758, page 312, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 271, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7199, page 119, Book 7781, page 645, Book 9792, page 20, and Book 9792, page 24, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7313 S Colony Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of November, 2015.

Joseph M. Holland

Cindy K. Holland

State of Tennessee

County of Davidson

On this 6th day of November, 2015, before me the undersigned authority, personally appeared Joseph M. Holland and Cindy K. Holland, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $288,300.00.

Affiant

Sworn and subscribed before me this 6th day of November 2015.

Notary

My Commission Expires: 7-2-18

HILARY MOHSENZADEH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

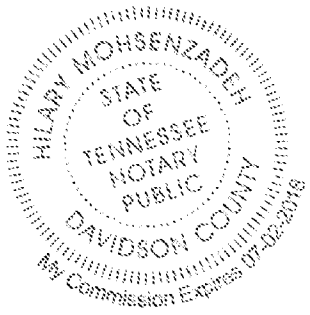
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).