10216

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156853

MARCIA WARNOCK NOTARY PUBLIC My Comm. Exp. May 13, 2024 SOUTH CAROLINA

WARRANTY DEED	STATE OF ~~TENNESSEE~~ SC COUNTY OF ~~DAVIDSON~~ Dorchester THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of November, 2015. NOTARY PUBLIC My commission expires: 5-13-24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian C. Ball and wife, Angela E. Ball 6949 Sunnywood Drive Nashville, TN 37211	New owner	173 09 0A 124.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Ten Thousand and 00/100 Dollars ($310,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KERI A. MAFFEI AND RONALD J. MAFFEI JR., WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **BRIAN C. BALL AND WIFE, ANGELA E. BALL**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 232, SECTION ONE, LENOX VILLAGE II, as shown on plat of record in Instrument No. 20030106-0001756, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Keri A. Maffei and Ronald J. Maffei, Jr., wife and husband, by Warranty Deed dated 9/15/2010, and recorded on 9/24/2010, of record in Instrument # 20100924-0076211, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 6949 Sunnywood Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

BILL GARRETT, Davidson County
Trans:T20150104018 DEEDWARR
Recvd: 12/09/15 11:17 2 pgs
Fees:13.00 Taxes:1147.00
20151209-0123919

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of November, 2015.

Keri A. Maffei
KERI A. MAFFEI

Ronald J. Maffei
RONALD J. MAFFEI JR.

STATE OF South Carolina
COUNTY OF Dorchester

Personally appeared before me, a Notary Public, Keri A. Maffei and Ronald J. Maffei Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of November, 2015.

Marcia Warnock
Notary Public

MARCIA WARNOCK
Printed Notary Name

My commission expires: 5-13-24

MARCIA WARNOCK
NOTARY PUBLIC
My Comm. Exp. May 13, 2024
SOUTH CAROLINA