WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/07/16 14:42 2 pgs
Fees:13.00 Taxes:310.80
20160107-0001773

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $84,000.00.

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 23rd day of December, 2015.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William M. Nash	SAME	101-00-0-096.00
10201 Pawpaw Springs Road		
Arrington, TN 37014		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Balanced Property Group, LLC, a Nevada limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William M. Nash**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

The following described property located between the present River Road and the Gower School Road, described according to a Survey Dated March 8, 1962, by S.H. Hutchison, Surveyor, in the Eighth (8th) Civil District of Davidson county, tennessee, and being more particularly described as follows:

Beginning at an iron spike in the center of the present River Road at the intersection of Gower School Road; thence with Gower School Road as follows: South 38 degrees West, passing the center of a cut-off road, or a "Y" at 132 feet, in all 464 feet, more or less, to a point in said road; thence south 45 degrees West 113 feet to a point in said road; thence leaving Gower School Road and passing a stake on the South margin of road, and passing another stake at the corner of the 2nd and 3rd Tracts at 111.5 feet and another stake on the Westerly margin of the present River Road, in all 254.5 feet to a point in the center of said River Road; thence with said River Road as follows: North 14 degrees East 301.5 feet to a point in the road; thence North 12 degrees East, passing the center of the cut-off or "Y" road at 148.6 feet, in all 280.5 feet, more or less, to the point of beginning; and containing 1.71 acres, more or less, and being the 1st tract shown on the above survey.

Being the same property conveyed to Balanced Property Group, LLC, a Nevada limited liability company by deed from Tamara Cope Addis, Executor of the James Marion Reese Estate on December 2, 2015 of record in Instrument Number 20151209-0124063, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: **6736 River Road Pike, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 23, 2015.

Balanced Property Group, LLC, a Nevada limited liability company

Karen D. Walters
By Karen D. Walters, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd day of December, 2015, before me, appeared Karen D. Walters, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the managing member of Balanced Property Group, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Karen D. Walters, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.