# WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 7.3.17

(AFFIX SEAL)

Julie Hamilton State of Tennessee Notary Public Davidson County

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jose Delvalle | Same as New Owner | 073090a34400co |
| (NAME) | (NAME) | |
| 7854 Heaton Way | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ashley M. Ball,** * hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jose Delvalle,** * _____ 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:

* an unmarried man ** an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 355 on the Plan of Resubdivision of Lots 220 & 351-355, Phase Four, Lenox Village, as shown by plat appearing of record in Instrument Number 20050113-0004928, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20050203-0012996, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ashley M. Ball, by deed of record in Instrument No. 20130909-0095012 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 7854 Heaton Way, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20160016527 DEEDWARR
Recvd: 02/29/16 15:18 2 pgs
Fees:13.00 Taxes:740.00
20160229-0019159

Witness my/our hands this 26th day of February, 2016.

Ashley M. Ball

State of Tennessee
County of Williamson

Personally appeared before me Ashley M. Ball, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of February, 2016.

Notary Public
My Commission Expires: _____




File No.: 10485

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206