THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1221

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sara Ann Matravers 2826 Sugartree Road Nashville, TN 37215	**Same as new owner**	117-9-89.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2016.

Notary Public

My Commission Expires: _____
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20160025305 DEEDWARR
Recvd: 03/29/16 14:20 2 pgs
Fees:13.00 Taxes:1276.50
20160329-0029563

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Sharon V. Ballinger,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sara Ann Matravers,** 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 Lot No. 22 on the Map of Woodmont Estate, Number 2, of record in Book 1130, Page 99, in the Register's Office for said County, and described as follows:

Said Lot No. 22 fronts 100 feet on the northerly side of Sugar Tree Road and runs back 198.7 feet on the easterly line and 243.8 feet on the westerly line, to a dead line in the rear, which a broken line, measuring 131.5 feet thereon is.

Being the same property conveyed to H. C. Verner and wife, Ruth Nelson Verner by Warranty Deed from A. R. Greene and wife, Annie Lois Greene, dated March 2, 1949, recorded March 5, 1949, of record in Book 1684, page 365, said Register's Office. The said H. C. Verner having since died on May 16, 1953, property passing to Ruth Nelson Verner as heir in the entirety. Ruth Nelson Verner aka Ruth Nelson Bearden having since died, reference is hereby made to Last Will and Testament of Ruth N. Bearden, Davidson County Seventh Circuit Probate Division Docket Number 14P-418, and of record in Instrument No. 20140404-0028076, said Register's Office, and Order of Probate for Muniment of Title entered on April 2, 2014, and recorded in Instrument No. 20140404-0028075, said Registers Office.

Being the same property conveyed to Sharon V. Ballinger by Executor's Deed from Sharon V. Ballinger, Limited Executrix for the Estate of Ruth Nelson Bearden, dated April 10, 2014, recorded April 14, 2014, of record in Instrument No. 20140414-0030923, Register's Office for Davidson County, Tennessee, as corrected by Affidavit of Scrivener's Error to Executor's Deed of record in Instrument No. 20160105-0000658, said Register's Office.

Subject property is not the principal residence of Grantor, her spouse, or dependants as defined by statute.

This is Improved property located at: **2826 Sugartree Road, Nashville, TN 37215**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **25th** day of **March, 2016.**

GRANTOR(S)

Sharon V. Ballinger

Sharon V. Ballinger

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sharon V. Ballinger** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **25th** day of **March, 2016.**

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016