Book 29

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE 20041
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 2016.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Eugene Ward	Send Tax Bills To: New Owners
(Name) 2539 Miami Avenue	(Name)
(Street Address or Route Number) Nashville, TN 37214	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s):

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Robert L. Ball and wife, Sandra J. Ball HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene Ward and wife, Jeannie Seely Ward 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 Unit No. 7 on the Plan of Pennington Villas Townhomes, as shown on plat of record in Instrument No. 20040812-0097543, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description and established by Master Deed in Instrument No. 20040811-0097169.

BEING the same property conveyed to Robert L. Ball and wife, Sandra J. Ball by deed from Richard Puncochar d/b/a Pennington Partners, filed of record in Instrument No. 20060223-0020981, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2016 Taxes, prorated and assumed; Master Deed and By-Laws in Instrument No. 20040811-0097169 and 20070928-0115984; Charter for Pennington Villas Homeowner's Association in Instrument No. 20040811-0097168; Pedestrian Access Easement in Instrument No. 20121130-0109843; Plat in Instrument No. 20040812-0097543 and Storm Water Detention Agreement in Instrument No. 20030929-0143278, all filed in the Davidson County Register of Deeds office.

This is improved property known as 2521 Pennington Bend, Unit 113, Nashville, TN 37214.

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

Witness his/her/their hand(s) this 19th day of April, 2016.

BILL GARRETT, Davidson County
Trans:T20160032863 DEEDWARR
Recvd: 04/21/16 12:55 2 pgs
Fees:13.00 Taxes:832.50
20160421-0038842

Seller

Robert L. Ball

Sandra J. Ball

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Robert L. Ball and wife, Sandra J. Ball, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 2016.

My commission expires 3/ 6/2018.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018