WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Betty Gebhardt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2016

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Walter Mitchell Mote	Walter Mitchell Mote	Parcel ID:
507 Bismark Drive	507 Bismark Drive	09510002400
Nashville, TN 37210	Nashville, TN 37210	

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, we

Betty Gebhardt, Successor Trustee of the Elizabeth A. Ballou Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Walter Mitchell Mote , unmarried
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:

BEING SHOWN AS TRACT NO. 2 ON A SURVEY PREPARED BY CANTRELL, CONNELL & MORRISON, ENGINEERS, DATED JANUARY 1958, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST MARGIN OF BISMARK DRIVE, SAID POINT BEING 70 FEET EAST OF THE SOUTHEASTERLY CORNER OF LOT NO. 184 ON THE MAP OF ELM HILL ACRES, SECTION IV. OF RECORD IN BOOK. 2331, PAGE 118, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE LINE BETWEEN TRACT NO. 1 AND TRACT NO. 2 ON SAID SURVEY NORTHWESTERLY 304.3 FEET MORE OR LESS TO THE CENTER OF MILL CREEK; THENCE WITH THE CENTER LINE OF SAID MILL CREEK IN A NORTHERLY DIRECTION 71 FEET, MORE OR LESS TO A POINT; THENCE SOUTHEASTERLY 342 FEET MORE OR LESS TO A POINT IN THE NORTHWESTERLY MARGIN OF BISMARK DRIVE; THENCE WITH THE MARGIN OF SAID DRIVE SOUTHWESTERLY 70 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Elizabeth A. Ballou, Trustee(s), respectively, and their successors in trust for the benefit of Elizabeth Ann Ballou, tenants in common under the terms of The Elizabeth A. Ballou Trust, a Revocable Living Trust, by Quitclaim Deed from Elizabeth Ann Ballou, of record in Instrument 20001003-0097948, said Register's Office, dated September 20, 2000. See also Quitclaim Deed of record in Book 6032, Page 329, and Deeds of record in Book 4928, Page 888, and Book 2962, Page 611, said Register's Office. The said Elizabeth A. Ballou died testate on March 18, 2016, and the Will was admitted to Probate as Probate No. 16P726, of record in Probate Court of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 507 Bismark Drive, Nashville, TN 37210

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:T20160038749 DEEDWARR
Recvd: 05/10/16 10:12 2 pgs
Fees:13.00 Taxes:610.50
20160510-0046205

Witness my hand this 9th day of May, 2016.

The Elizabeth A. Ballou Trust

BY: Betty Gebhardt
Betty Gebhardt
Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Gebhardt, Trustee of the Elizabeth A. Ballou Trust 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 9th day of May, 2016.

My Commission Expires: 2.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.