WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

Y-FAMC-16-507-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Iris F Schwering	**Franklin American Mortgage Company**	
(NAME)	(NAME)	**082-04-008.00**
507 Evanston Avenue	**6100 TOWER CIRCLE**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-5746	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES DAVID BALL AND HALEY HUNTER BALL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IRIS F SCHWERING, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 35 feet of Lot Nos. 140 and 141 on the Plan of Oakwood Park, as shown on plat of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said parts of Lot Nos. 140 and 141 front 35 feet on the Northerly side of Evanston Avenue and run back between parallel lines along the East margin of an alley, 62 feet to the South line of Lot No. 139.

Being the same property conveyed to Charles David Ball and Haley Hunter Ball, husband and wife by Warranty Deed from Tara D. Fetherling, married, of record in Instrument No. 20110510-0035891, Register's Office for Davidson County, Tennessee, dated May 04, 2011 and recorded on May 10, 2011.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **507 Evanston Avenue, Nashville, Tennessee 37207-5746**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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:T20160042863 DEEDWARR
Recvd: 05/23/16 09:27 2 pgs
Fees:13.00 Taxes:721.50
20160523-0051103

Witness my/our hand(s) this the 20 DAY OF MAY, 2016.

Charles David Ball
Charles David Ball

Haley Hunter Ball by Charles David Ball, Attorney - in fact
Haley Hunter Ball by Charles David Ball, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES DAVID BALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of May, 2016.

Mary Frances Rudy
Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles David Ball, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HALEY HUNTER BALL, and who acknowledged he/she/they executed the same as the free act and deed of the said HALEY HUNTER BALL.

Witness my hand and official seal, this the 20th of May, 2016.

Mary Frances Rudy
Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212