BILL GARRETT, Davidson County
Trans:T20160045015 DEEDWARRSP
Recvd: 05/27/16 12:04 2 pgs
Fees:13.00 Taxes:777.00
20160527-0053675

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Michael Balka and Lorrie Balka	NEW OWNER	
2127 Lakeshore Drive		053-08-0-A-007.00CO
Old Hickory, TN 37138		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Radley Hendrixson and J. Dale Harmon** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Michael Balka and wife, Lorrie Balka** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 2127 on the Plan of Condominium Plat of Phase One, Lakeshore Pointe Condominiums, of record in Plat Book 9700, Page 704, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Radley Hendrixson and J. Dale Harmon by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, of record in Instrument No. 20160127-0007998, Register's Office for Davidson County, Tennessee, dated August 18, 2014 and recorded on January 27, 2015.
>
> This property is not now and has never been the residence of the Grantor(s) and has never been marital property.

This is IMPROVED property known as 2127 Lakeshore Drive, Old Hickory, TN 37138.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 26th day of May, 2016.

Radley Hendrixson

J. Dale Harmon

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 **Radley Hendrixson and J. Dale Harmon,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of May, 2016.

My Commission expires: March 3, 2020

Notary Public

DAVIDSON COUNTY, TENNESSE R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $**210,000.00**.

Affiant

Subscribed and sworn to before me this 26 day of March, 2016.

Notary Public

My Commission Expires: March 3, 2020

DAVIDSON COUNTY, TENNESSE R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC