WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160047644 DEEDWARR
Recvd: 06/06/16 15:03 3 pgs
Fees:18.00 Taxes:717.80
20160606-0056964

Emily Kornbau
State of Tennessee Notary Public
Sumner County
Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey A. and Vicky S. Santangelo	New owner	
(NAME)	(NAME)	
2312 Green Trails Court		162-13-A 21.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **HELEN BALLARD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY A. SANTANGELO AND VICKY S. SANTANGELO, HUSBAND AND WIFE**, 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. 21 on the Plan of Greenwood Subdivision, Phase Two, a Planned Unit Development, of record in Instrument No. 20020116-0006350, Register's Office for DAVIDSON County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ollie H. Ballard and Helen Ballard, husband and wife by deed from Mt. View, LLC, a Tennessee limited liability company, dated August 30, 2002, of record in Instrument No. 20020903-0106090, Register's Office for Davidson County, Tennessee. Ollie H. Ballard has since died vesting property solely in Helen Ballard as the surviving tenant by the entirety.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Instrument No. 20020116-0006350, said Register's Office; restrictive covenants of record in Instrument Nos. 20000922-0094258, 20010711-0073943, 20011023-0115676, and 20020313-0031767, said Register's Office; and Charter of record in Instrument No. 20010627-0068107, said Register's Office.

unimproved
This is improved x property, known as 2312 Green Trails Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 20 day of May, 2016

/s/ Helen Ballard by Carol Broadway, attorney in fact

HELEN BALLARD BY CAROL BROADWAY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of May, 2015, before me personally appeared Carol Broadway, to me known to be the person who executed the foregoing instrument on behalf of Helen Ballard and acknowledged that he executed the same as the free act and deed of Helen Ballard.

Witness my hand and official seal at Nashville, Tennessee this 20th day of May, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

Exhibit A

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **HELEN BALLARD**, do hereby make, constitute and appoint **CAROL BROADWAY OR MARGARET J. WADDELL** as my true and lawful attorney in fact for me, and in my name and stead to do and perform all matters and things necessary for the purpose of carrying on my responsibilities as follows:

1) To sell and convey in my name by deed in fee simple, with general warranty my interest in certain real property situated in Davidson County, Tennessee being known as 2312 Green Trails Court, Antioch, TN 37013. (SEE EXHIBIT A)

2) To execute, acknowledge, and deliver good and sufficient deeds and conveyances for the same either with or without covenants of warranty, and to do, execute and perform all and every other act or acts, thing or things in law needful and necessary to be done in and about the premises as fully, completely, and amply to all intents and purposes whatsoever as I might or could do if acting personally.

3) This Power of Attorney shall also ratify any and all acts that my said attorney in fact may have undertaken on or for my behalf including, but without limiting by designation, executing contracts or contracts for sale of realty, documents required by the lending institution, documents required to transfer title, any and all other documents or writing which may or might expedite the transfer of my interest in the property.

This Power of Attorney is executed pursuant to the Uniform Durable Power of Attorney Act. (T.C.A. 34-6-101, et seq.) This Power of Attorney shall not be affected by subsequent disability or incapacity of the principal. And I hereby ratify and confirm all lawful acts done by my said Attorney in Fact by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand this the 31st day of March, 2016.

(X) Helen Ballard
HELEN BALLARD

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 Helen Ballard, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2011.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires Nov 5, 2019

My Commission Expires_____