WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MT- 1683

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Patricia R. McGarty

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP & PARCEL:
103-160-B-078.00

BILL GARRETT, Davidson County
Trans:T20160047834 DEEDWARR
Recvd: 06/07/16 09:29 2 pgs
Fees:13.00 Taxes:1332.00
20160607-0057183

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **MISTY V. PARSLEY, formerly Misty V. Ballew, a married woman,** has this day bargained and sold and do hereby transfer and convey unto, **PATRICIA R. MCGARTY,** her heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 707 of Windsor Tower Condominium Apartment created under Title 66, Section 27-101, et. Seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5313, Page 338, and as amended in Book 8666, page 789, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Windsor Tower Condominiums of record in Book 5200, page 71, said Register's office for a more complete description thereof.

Being the same property conveyed to Misty V. Ballew and Lawrence A. Ballew, husband and wife, by Deed of record in Instrument No. 2100527-0041005, said Register's Office. The parties have since divorced. Further reference is made to a Quitclaim Deed executed by Lawrence A. Ballew on May 27, 2016, conveying subject property to Misty V. Parsley (formerly Misty V. Ballew) of record in Instrument No. 20160527-0053596, said Register's Office. Misty V. Ballew has since married, and is now known as Misty V. Parsley.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

William Parsley, husband of Misty V. Parsley, joins in this conveyance for the express purpose of conveying all of his right, title and interest, if any, in and to said property to the said Grantee, her heirs and assigns.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2016 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2013 real property taxes, which taxes have been prorated between the parties herein and the grantor having paid her prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 3rd day of June, 2016.

Misty V. Parsley

William Parsley

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Misty V. Parsley and William Parsley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 3rd day of June, 2016.

NOTARY PUBLIC

My Commission Expires: ~~10/18/2015~~ 7/23/18

EILEEN SMITH NOTARY PUBLIC STATE OF TENNESSEE CANNON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $360,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Amelia Swanson Notary Public State of Tennessee Williamson County

Sworn to and subscribed before me, this the 3 day of June, 2016.

NOTARY PUBLIC

My commission expires: 5/27/2019