WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/16 12:06 3 pgs
Fees:18.00 Taxes:510.60
20160629-0066380

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June, 2016

Notary Public

MY COMMISSION EXPIRES: 5/27/2018.

(AFFIX SEAL)

Amelia Swanson Notary Public State of Tennessee Williamson County

MST 2016-0566

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Ballard	Mortgage Investors Group	095/05/0B-009.00CO
(NAME)	(NAME)	
2120 Lebanon Pike	8320 East Walker Spring Lane, 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN37210-2421	Knoxville, TN 37923	
(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, **Quintin B. Ausbrooks, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald Ballard, an unmarried man,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 9 on the Declaration and Covenants, Conditions and Restrictions of Easthaven Townhomes of record in Instrument No. 20010806-0083543, Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to Quintin B. Ausbrooks, unmarried by Warranty deed from York Construction, LLC of record in Instrument No. 20020802-0092849 Register's Office for Davidson County, Tennessee, dated July 31, 2002 and recorded on August 02, 2002. (Value of consideration shown in aforementioned deed $99,900.00.) Being also known as 2120 Lebanon Pike Nashville, TN 372102421.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; Taxes for the year 2016, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010806-0083543, amended in Instrument Nos. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee. Charter for Easthaven Townhomeowners Association, Inc. of record in Instrument Number 20010806-0083542 and amended in Instrument No. 20020709-0082356, in the Register's Office for Davidson County, Tennessee. Deed of common areas to HOA of record in Instrument Number 20020709-0082358 and Instrument No. 20070710-0083021, in the Register's Office for DavidsonCounty, Tennessee. Ingress & egress easement of record in Instrument Number 20031007-0147962, in the Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Instrument Number 20010628-0068559, in the Register's Office for Davidson County, Tennessee. Transmission line easement of record in Book 1163, Page 638 and Book 1207, Page 513, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining

landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 2120 Lebanon Pike, Nashville, TN 37210-2421
(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/our hand(s) this 24th DAY OF June, 2016

Quintin B. Ausbrooks

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Quintin B. Ausbrooks, unmarried, with whom I am personally acquainted (or provided 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, this the 24th day of June, 2016.

Notary Public

My Commission Expires: 5/27/2019

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/27/29

