| | |
|---|---|
|  | State of Tennessee<br>County of Williamson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$294,900.00**<br>Affiant<br>Subscribed and sworn to before me, this the 22nd day of July, 2016.<br>Notary Public<br>My commission expires: 6/19/18<br>(AFFIX SEAL) |



**THIS INSTRUMENT WAS PREPARED BY:**
**GREENVUE TITLE & ESCROW, LLC**
**2207 Crestmoor Road, Suite 101**
**Nashville, TN 37215**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **TYLER CARMEAN BALL AND RIAN BALL** | New Owner | 142-11-0B-005.00 CO |
| **913 Magnolia Court W** | | |
| **Nashville, TN 37221** | | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
**MARY R. ADKISSON, A SINGLE WOMAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**TYLER CARMEAN BALL AND RIAN BALL, 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:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Magnolia Place, of record in Book 7900, Page 729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HOLLAND C. ADKISSON, JR. AND WIFE, MARY R. ADKISSON, by deed from JEROME ROSENBLUM AND FRED YAZDIAN, of record in Book 9855, Page 432, dated October 27, 1995, said Register's Office. HOLLAND C. ADKISSON, JR., having since died on or about July 1, 2013, leaving MARY R. ADKISSON as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **913 Magnolia Court W, Nashville, TN 37221.**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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:T20160064536 DEEDWARR
Recvd: 07/27/16 10:38 2 pgs
Fees:13.00 Taxes:1091.13
20160727-0077240

Witness my/our hand(s) this 22nd day of July, 2016.

**MARY R. ADKISSON**

State of Tennessee
County of Davidson

On this 22nd day of July, 2016, before me personally appeared **MARY R. ADKISSON,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 8-20-2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY