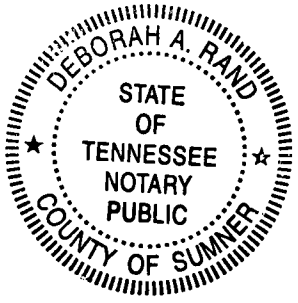
WARRANTY DEED



RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 12/18/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lucina Roque Mendoza	Same as new owner	043-02-0-047.00
(NAME)	(NAME)	
944 Snow Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160070437 DEEDWARR
Recvd: 08/15/16 09:54 2 pgs
Fees:13.00 Taxes:444.00
20160815-0084594

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Leonard W. Ballou and Geneiva W. Ballou, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lucina Roque Mendoza,** 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. 11 on the Plan of Farview, of record in Book 1835, Page 131, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 120 feet on the east side of Snow Avenue and runs back between lines 335.3 feet on the north line and 340.9 feet on the south line to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Leonard W. Ballou and wife, Geneiva W. Ballou by deed in lieu of foreclosure from Wayne L. Flood, dated August 6, 2014 and recorded on August 18, 2014 in Instrument No. 20140818-0074341, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 944 Snow Avenue, Madison, TN 37115
(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 hands this 12th day of August, 2016.

Leonard W. Ballou

Geneiva W. Ballou

State of Tennessee
County of Sumner

Personally appeared before me Leonard W. Ballou and Geneiva W. Ballou, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of August, 2016.

Notary Public
My Commission Expires: 12/18/17

File No.: 162207

