WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/16 14:00 2 pgs
Fees:13.00 Taxes:333.00
20160906-0093455

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$90,000.00.**

Affiant

Subscribed and sworn to before me this 30th day of August, 2016

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Duke Ballard, LLC	Same	06513001200
841 Wren Road, Suite 1		
Goodlettsville, TN 37072		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ginger Hess, an unmarried woman and Jennifer Ratliff, an unmarried woman, as joint tenants with right of survivorship and not as tenants in common,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Duke Ballard, LLC, a Tennessee limited liability company**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Sherwood Forest Subdivision, Section 1, as of record in Book 4175, Page 153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey D. Hatch and wife, Jennifer M. Hatch from Fred M. Hennessee, Jr. and wife, Aletta K. Hennessee by Deed on July 28, 1999, of record in Book 11600, Page 747, Register's Office for Davidson County, Tennessee. Further conveyed to Ginger Hess, unmarried from Jeffrey D. Hatch, unmarried by Quitclaim Deed on January 26, 2007, of record in Instrument Number 20070209-0017433, Register's Office for Davidson County, Tennessee. Further conveyed to Ginger Hess, an unmarried woman and Jennifer Ratliff, an unmarried woman, as joint tenants with right of survivorship and not as tenants in common from Ginger Hess, an unmarried woman by Quitclaim Deed on March 21, 2008, of record in Instrument Number 20081103-0109023, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 4175, Page 153, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4465, Page 184 and Book 4482, Page 427, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4808 Big Horn Drive, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 30, 2016.

Jennifer Ratliff

Ginger Hess

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ginger Hess and Jennifer Ratliff,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2016

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE