File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160085948 DEEDWARR
Recvd: 09/30/16 08:34 2 pgs
Fees: 13.00 Taxes: 1661.30
20160930-0103048

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Elizabeth McKay Morgan	FRANKLIN SYNERGY BANK	129-10-0
(NAME)	(NAME)	(MAP)
6616 Ellesmere Road	722 COLUMBIA AVE	039.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205	FRANKLIN, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jeffrey R. Balding and wife, Kimberly A. Balding**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Elizabeth McKay Morgan, single woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of West Meade Park, Inc., Section 3 of record in Plat Book 3300, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey R. Balding and wife, Kimberly A. Balding by Warranty Deed from Rosemary Plorin (formerly known as Rosemary Walsh) and Wayne C. Plorin, husband and wife, of record in Instrument No. 20061120-0143558, Register's Office for Davidson County, Tennessee, dated November 15, 2006 and recorded on November 20, 2006.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 6616 Ellesmere Road, Nashville, Tennessee 37205

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 28th day of September, 2016.

Jeffrey R. Balding by
By Kimberly A. Balding, Attorney in Fact
Kimberly A. Balding, Attorney in fact

Jeffrey R. Balding

Kimberly A. Balding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kimberly A. Balding with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 28th day of September, 2016.

Notary Public

My Commission Expires: 1/6/2020

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kimberly A. Balding, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Jeffrey R. Balding and that she is authorized by Jeffrey R. Balding to execute this instrument on his behalf.

Witness my hand and seal at Nashville, Tennessee, this 28th day of September, 2016.

Notary Public

My Commission expires: 1/6/2020

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE