WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160086767 DEEDWARR
Recvd: 10/03/16 14:02 2 pgs
Fees:13.00 Taxes:1820.40
20161003-0104044

P-BR-16-01409-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-16-18
(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen T. Hart, Jr. and Margaret Gregory Hart	Guaranteed Rate, Inc.	
(NAME)	(NAME)	**83-13-315.00**
1409 Lillian Street	3940 N. Ravenswood	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Chicago, IL 60613	
(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, **CLINTON D. BALLEW, UNMARRIED, AND JENNIFER L. SMITH (F/K/A JENNIFER SMITH BALLEW), UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN T. HART, JR. AND MARGARET GREGORY HART, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 130, Block "M" on the Plan of Lindsley Home Place, of record in Plan Book 2, Page 92, in the Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Clinton D. Ballew and Jennifer L. Smith aka Jennifer Smith Ballew, husband and wife, by Warranty Deed from A & N Investments, LLC, A Tennessee Limited Liability Company, recorded August 3, 2012 in Instrument No. 20120803-0069323, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Plan Book 2, Page 92, Chancery Court for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1409 Lillian Street, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF SEPTEMBER, 2016.

Clinton D. Ballew

Jennifer L. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLINTON D. BALLEW AND JENNIFER L. SMITH, the within named bargainor, with whom I am personally acquainted (or proved 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 29th of September, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212