WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160089584 DEEDWARR
Recvd: 10/11/16 13:41 2 pgs
Fees:13.00 Taxes:1272.80

20161011-0107458

File No. 0002226

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason S. Ballard and Laura L. Ballard	NEW OWNER	121000080.00
(NAME)	(NAME)	
1504 Pleasant Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kimberlee A Burghart and Steven M Burghart, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason S. Ballard and Laura L. Ballard, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Third Civil District of Davidson County, Tennessee, as described according to a survey by Barry Greer & Associates, dated November 15, 1978 and being a portion of the original Tract No. 3 on a survey by Barry Greer dated September 12, 1977, as follows:

Beginning at an point on the Easterly margin of Pleasant Hill Road, being North 5 degrees 44' East, 1045 feet more or less from Couchville Pike, thence with said Easterly margin of Pleasant Hill Road South 5 degrees 44' West, 262 feet, thence South 00 degrees 50' East, 386 feet, thence South 72 degrees 36' East, 288.45 feet, thence North 73 degrees 20' East, 338.8 feet, thence North 5 degrees 59' East, 160.4 feet, thence North 84 degrees 15' 34" West, 981.16 feet, to the point of beginning.

Included in the above description but excluded from this conveyance is a portion of the above described premises one eighth of an acre of ground formerly used as a burying ground or graveyard which is about one hundred and fifty yards, more or less, in a Northeasterly direction from the residence situated on said property which graveyard is excluded from this conveyance as the conveyors do not claim ownership of said one eighth of an acre of ground occupied by said grave, all as referred to in deed for record in Book 534, page 600, Register's Office for Davidson County, Tennessee, in Deed from E. B. Parkerson, et ux, to Victor Walker.

Being the same property conveyed to Steven M. Burghart and Kimberlee A. Burghart, husband and wife by Warranty Deed from James C. Carroll, unmarried recorded December 2, 2011 in Instrument No. 20111202-0093841, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1526 Pleasant Hill Road, Nashville, TN 37214

(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 hand this 7th day of October, 2016.

Kimberlee A Burghart

Steven M Burghart

STATE OF Kansas

COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kimberlee A Burghart and Steven M Burghart, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 7th day of October, 2016.

CATHERINE J. HASENAUER
Notary Public, State of Kansas
My Appointment Expires
January 30, 2018

Notary Public

My commission expires: 1-30-2018

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206