WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 03-10-19

(AFFIX SEAL)

PIPER L. NIEMANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No. JH0002400

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
Paul Ballard	Ascend Federal Credit Union	095-05-0-019.00
(NAME) 198 Bonnafield Dr	520 Airpark Drive	
(ADDRESS) Hermitage, TN, 37076	Tullahoma, TN 37388	
(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, **Larry D. Horst and Barbara J. Horst, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Ballard, unmarried man,** 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 Davidson County, Tennessee being Lot No. 631, in the plan of Section Six, Hermitage Hills, according to plat and survey appearing of record in Instrument Number 3300, page 10 of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Larry D. Horst and Barbara J. Horst, husband and wife by Warranty Deed from Sandra J. Meade, single, recorded on the 9th day of September, 2015 in Instrument No. 20150909-0091439, in the Register's Office for 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 198 Bonnafield Dr, Hermitage, TN 37076

(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.

BILL GARRETT, Davidson County
Trans:T20160107255 DEEDWARR
Recvd: 12/06/16 14:59 2 pgs
Fees:13.00 Taxes:710.40

20161206-0128120

Witness my hand this 29th day of November, 2016.

Larry D Horst by Trinda Cole his atty in fact
Larry D. Horst by Trinda Cole, attorney in fact

Barbara J Horst by Trinda Cole her atty in fact
Barbara J. Horst by Trinda Cole, attorney in fact

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Trinda Cole, 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 29th day of November, 2016.

Notary Public

My commission expires: 03-10-19

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Trinda Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Larry D. Horst and Barbara J. Horst, and that this instrument was executed on behalf of the said Larry D. Horst and Barbara J. Horst for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20161206-0128119, in the Register's Office for Davidson County, Tennessee.

Witness my hand this 29th day of November, 2016.

Notary Public

My commission expires: 03-10-19

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206