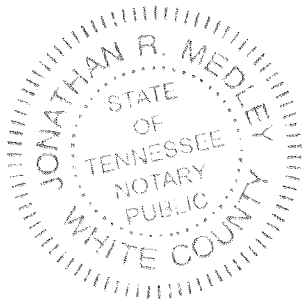
Davidson County	DEEDWARR
Recvd: 03/15/17 15:46	3 pgs
Fees:18.00 Taxes:373.78	
20170315-0025510	



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $101,021.00.

Affiant

Subscribed and sworn to before me, this 10th day of March, 2017.

Notary Public

My commission expires: 11/19/2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jackie W. Ballard Jr.	New Owner	**150-00-0-207.00 and 150-0**
3131 Anderson Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Maxwell W. Ritter, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jackie W. Ballard Jr

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of A Subdivision of a part of the Berry Boyd Dobson Property of record in Plat Book 5190, Page 345, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:

Being described according to a survey of John B. Kohl III, dated September 19 1979 as follows:

Beginning at a point being the common rear corner of the property herein conveyed in Lot 2 on the Plan of a Subdivision of a part of the Berry Boyd Dobson Property, of record in Book 5190, Page 345, said Register' s Office; Thence Westerly 89.5 feet; thence North 3 degrees East 363.3

feel: to a point; thence Eastwardly 89.5 feet to a point in the Westerly line of said Let 2; Thence with the line of said Lot 2, South 3 degrees West 363.3 feet to a point of beginning.

Being the same property conveyed to Maxwell W. Ritter by Substitute Trustee's deed from David G. Mangum of record in Instrument No. 20100113-0003378 Register's Office for Davidson County, Tennessee, dated January 12, 2010 and recorded on January 13, 2010. Tract I

Being the same property conveyed to Maxwell W. Ritter, unmarried by Warranty deed from Richard H. Wales and wife, Suzan S. Wales of record in Book 6338, page 928, Register's Office for Davidson County, Tennessee, dated July 12, 1984 and recorded on July 17, 1984. Tract II

This property is investment property and the spouse of Maxwell W. Ritter is not required to join in the execution of this instrument

This is improved property as to Tract 1 and unimproved property as to Tract 2 known as **3131 Anderson Road, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of March, 2017.

Maxwell W. Ritter

Maxwell W. Ritter

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Maxwell W. Ritter, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 10th day of March, 2017.

Notary Public
My Commission Expires: 11/11/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

SP 11/2015

TRUE COPY CERTIFICATION

I, Jonathan R Medley, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents 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 Tennessee

COUNTY OF Williamson

Personally appeared before me, Barbara T. Hodge, a notary public for this county and state, Jonathan R. Medley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires 10/2/17

Notary's Seal

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017