BILL GARRETT, Davidson County
Trans:T20170023901 DEEDWARR
Recvd: 03/21/17 12:17 2 pgs
Fees:13.00 Taxes:832.50
20170321-0027472

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M176129

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

X _____
Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 17th day of March, 2017.

_____
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust 612 Copper Ridge Trail Antioch, TN 37013	NEW OWNER	173-4-A-253.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Shelly M. Ball and Terry L. Ball**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lamar D. Houston, Sr. and Nikita L. Jones-Houston, Trustees of The Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust, dated January 20, 2015**, hereinafter called the Grantees, 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. 382 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, of record in Instrument No. 199912130302267, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shelly M. Ball and husband, Terry L. Ball by Warranty Deed from Timothy R. Hendrix and Adrienne P. McGee (aka Adrienne Hendrix) unmarried tenants in common with rights of survivorship, dated May 28, 2008, recorded June 4, 2008, of record in Instrument No. 20080604-0056922, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **612 Copper Ridge Trail, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 17th day of March, 2017.

Shelly M. Ball

Shelly M. Ball

Terry L. Ball

Terry L. Ball

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Shelly M. Ball and Terry L. Ball**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of March, 2017.

HUTCH HENDE... STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires February 25, 2020

Notary Public
My Commission expires: _____