This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

BILL GARRETT, Davidson County
Trans:T20170024827 DEEDWARR
Recvd: 03/23/17 15:13 2 pgs
Fees:13.00 Taxes:1069.30
20170323-0028692

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 289,000.00

Affiant Signature

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

Notary Public

My Commission expires 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Angela Ballou
Paul Ballou
1350 Rosa Parks Blvd. #466
Nashville, TN 37208
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 081120T46600CO

WARRANTY DEED

17NT00059

Effective the 17th day of March, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

LINDSEY SHERROD AND HUSBAND ANDREW SHERROD

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

PAUL BALLOU AND WIFE, ANGELA BALLOU

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 2, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF WERTHAN LOFTS IV AND V CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20070117-0006776; AS AMENDED IN INSTRUMENT NO. 20071220-0146056; AND AS CORRECTED BY SCRIVENER'S AFFIDAVIT IN INSTRUMENT NO. 20080118-0006036 AND INSTRUMENT NO. 20090421-0036270; AND AS FURTHER AMENDED IN INSTRUMENT NO. 20080211-0013846; FURTHER AMENDED IN INSTRUMENT NO. 20110609-0044280; INSTRUMENT NO. 20110713-0053571; INSTRUMENT NO. 20120723-0064381, AND INSTRUMENT NO. 20131230-0130918, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS AN EXHIBIT TO THE AFOREMENTIONED MASTER DEED AND AMENDMENTS TO THE MASTER DEED, AND BEING LOCATED UPON LOT NO. 2 ON THE PLAN OF WERTHAN LOFTS OF RECORD IN INSTRUMENT NO. 20070103-0001325, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO LINDSEY SHERROD AND HUSBAND, ANDREW SHERROD BY WARRANTY DEED FROM WERTHAN V. LOFTS, LLC AS RECORDED 3-18-15 AS INSTRUMENT NO. 20150318-0023281.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
1350 Rosa L. Parks Blvd #466., Nashville, TN 37208.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 17th day of March, 2017

Lindsey Sherrod

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Lindsey Sherrod, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 17th day of March, 2017.

Notary Public

My commission expires: 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

Andrew Sherrod

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Andrew Sherrod, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 17th day of March, 2017.

Notary Public

My commission expires: 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019