| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Williamson |
|---|---|
| Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 115<br>Brentwood, TN 37027 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April, 2017.<br>Notary Public<br>MY COMMISSION EXPIRES: 9-11-17<br>(AFFIX SEAL) |

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ME Properties LLC | ME Properties LLC | MAP |
| 12503 Old Hickory Blvd | 1411 Sprucedale | PARCEL 175-00-0-093.00 and 175-0 |
| Antioch, TN 37013 | Antioch TN 37013 | |
| (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, WE, **Charles Ballentine and Patricia Ballentine**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ME Properties LLC**

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:

See Exhibit A Attached

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** UNIMPROVED

**()** IMPROVED property known as **12503 Old Hickory Blvd, Antioch, TN 37013.**

BILL GARRETT, Davidson County
Trans:T20170037951 DEEDWARR
Recvd: 05/04/17 11:48 3 pgs
Fees:18.00 Taxes:925.00
20170504-0044311

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 _____ hand( ) this the 27th day of April, 2017.

Charles Ballentine
Charles Ballentine

Patricia Ballentine
Patricia Ballentine

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 **Charles Ballentine** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of April, 2017.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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 **Patricia Ballentine** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of April, 2017.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Exhibit "A"

Tract 1 :

A certain tract or parcel of land in Davidson County, Tennessee. Said property being more fully described as follows:

Part of Lot No. 28 and all of lots Nos. 39 and 40 on an unrecorded plan of Cimarron subdivision of the Isaac Whitworth Property, in the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the Easterly margin of the Hobson Pike 176 feet South of the center line of the Murfreesboro Pike; thence with the Easterly margin of said Hobson Pike South 11 1/2 degrees West 379 feet to the Southwesterly corner of Lot no. 40; thence South 78 1/4 degrees East. 273.4 feet to point in the line between lots nos.. 28 and 42; then North 11 1/2 degrees East 387.5 feet more or less, to the center of the Murfreesboro Pike; thence in a Northwesterly direction, with the center of said Pike 59.2 feet to the line between lots nos. 27 and 28; thence South 11 1/4 degrees West 176 feet to the corner of Lots No. 27 and 39; thence with the line between lots nos. 25, 26, 27, and Lot No. 39, 260 feet more or less to the beginning.

DERIVATION:

Being the same property conveyed to Charles and Patricia Ballentine by Trustee's Quitclaim deed from David G. Rogers, Trustee, as Trustee for Jesse Robert Stroud and wife, Judy Ervin Stroud, under Case No. 301-13341 in the United States of Bankruptcy Court for the Middle District of Tennessee of record in Instrument No. 20040213-0017364 Register's Office for Davidson County, Tennessee, dated February 03, 2004 and recorded on February 13, 2004.

Tract 2 :

A certain tract or parcel of land in Davidson County, Tennessee. Said property being more fully described as follows:

Being Lots Nos. 25, 26, and 27, on an unrecorded plan of Cimarron subdivision of the Isaac Whitworth property in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of the Murfreesboro Pike, at the intersection of the continuation of the Easterly margin of the Hobson Pike, now known as Old Hickory Boulevard; thence Southwardly with the Easterly margin of said Hobson Pike, now known as Old Hickory Boulevard, 176 feet to the Northerly line of Lot No. 39 on said plan; thence with said line Eastwardly 259.2 feet, more or less, to the Westerly line of Lot No. 28 on said plan; thence with said line Northwardly 176 feet to the center of the Murfreesboro Pike; thence Westwardly 259.2 feet to the beginning.

DERIVATION:

Being the same property conveyed to Jess E. Stroud and Patricia Stroud Ballentine by Warranty deed from Frank Stroud and wife, Mary Elizabeth Stroud of record in Book 8583, page 355, Register's Office for Davidson County, Tennessee, dated March 16, 1992 and recorded on March 25, 1992.

Being the same property conveyed to Patricia Stroud Ballentine by deed from Jesse E. Stroud of record in Book/Page/Instrument No. 20170504-0044310, Register's Office for Davidson County, Tennessee.