Box 10-B

BILL GARRETT, Davidson County
Trans:T20170042847 DEEDWARR
Recvd: 05/19/17 12:11 2 pgs
Fees:13.00 Taxes:92.50
20170519-0049982

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$25,000.00**

Ronnie E. Ballentine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH** DAY OF **MAY, 2017.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONNIE E. BALLENTINE, ET UX	**SAME**	**071-16-0-103.00**
(NAME) **3212 DOVE PLACE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, ECTOR GRANT ARNOLD, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **RONNIE E. BALLENTINE AND JOANN BALLENTINE, HUSBAND AND WIFE,** 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 part of Lot 29 as shown on the Map of T. I. Ward's Resubdivision of Lots Nos. 27-28-29-30-31-32-33-34-37-38-39-40-41-42-43-44-45-46-47-48 and 49 in the Williams and Hayes Company BelleView Plan, of record in Plat Book 974, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 29 fronts 56 feet on the easterly side of Jewel Street and runs back 108.86 feet on the northerly line and 119 feet on the southerly line, to the westerly line which measures 52 feet thereon, and adjoins the part of the lot belonging to the State of Tennessee.

Being the same property conveyed to Ector Grant Arnold, by deed from Bessie Lois Coleman, of record in Book 7556, Page 703, dated May 26, 1988, said Register's Office. Further, being the same property conveyed to Ector Grant Arnold, a single person, by quitclaim deed from Barbara M. Arnold, of record in Book 8164, Page 522, dated July 10, 1990, said Register's Office.

This conveyance is subject to matters shown on the plan of record in Plat Book 974, page 48, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****GRANTEE HEREIN ASSUMES ALL PROPERTY TAXES FOR THE YEAR 2017.****

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(X) property, known as **1401 JEWEL STREET, NASHVILLE, TN 37207**
(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 **except for that certain Deed of Trust of record in Book 7556, Page 707, said Register's Office**; 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 my hand this 18th day of May, 2017.

Ector Grant Arnold

ECTOR GRANT ARNOLD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ector Grant Arnold**, the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee this 18th day of May, 2017.

My Commission expires: **November 5, 2018**



Lee A. Cohen

Notary Public