BILL GARRETT, Davidson County
Trans:T20170042853 DEEDWARR
Recvd: 05/19/17 12:32 3 pgs
Fees:18.00 Taxes:610.50
20170519-0049988

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
784934 416534-002099
Eileen Spink

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS 095050B00900CO
(NAME) Terry Allen McGee	(NAME) new owner	
(STREET ADDRESS OR ROUTE NUMBER) 114 Spring Valley Road	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37211	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Ronald Ballard, a single man have this day bargained and sold, and do hereby transfer and convey unto the said Terry Allen McGee, a married man the Grantees herein, their (successors), heirs and assigns, certain real estate in ~~Williamson~~ Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 165,000.00

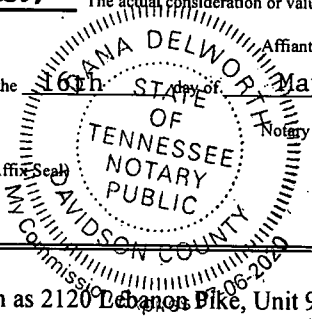
Affiant

Subscribed and sworn to before me this the 16th day of May 2017

Notary Public ✓

My commission expires: 7/6/20

(Affix Seal)



This is unimproved ( ), known as 2120 Lebanon Pike, Unit 9, Nashville, TN 37210
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hand this _____ day of _____, _____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____
Ronald Ballard

STATE OF Missouri
~~COUNTY~~ OF St. Louis City

Personally appeared before me, Maureen L. Elbert, a Notary Public in and for said County and State, Ronald Ballard, the within named bargainor Single (fill in marital status), 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, at office, this 3 day of May, 2017.

✓ _____
Notary Public
My Commission Expires: ✓

(This area for official notarial seal)

MAUREEN L. ELBERT
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City
My Commission Expires: May 28, 2018
Commission #14434424

EXHIBIT A

A certain condominium located in Davidson County, Tennessee, being Unit No. 9 on the Declaration and Covenants, Conditions and Restrictions of Easthaven Townhomes of record in Instrument No. 20010806-0083543, Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to Ronald Ballard, an unmarried man by Warranty deed from Quintin B. Ausbrooks, unmarried of record in Instrument No. 20160629-0066380 Register's Office for Davidson County, Tennessee.