Davidson County DEEDWARR
Recvd: 06/06/17 09:57 2 pgs
Fees:13.00 Taxes:1176.60
20170606-0056353

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 17041167

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

GRN. 172792

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $318,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2017.

Notary Public
My Commission Expires: 4-24-18

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven M. Ballas 716 Gloucester Lane Nashville TN 37221	New Owner	Tax Parcel ID No. 141-05-0A-269.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Derek C. Berner and Leslie H. Berner, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Steven M. Ballas, a married man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 269, as shown on the map entitled Avondale Park Phase 2, Section 3A, of record in Instrument No. 20101005-0079393, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DEREK C. BERNER and LESLIE H. BERNER, husband and wife, by deed from WILLIAM MARTIN HOLLS and ELIZABETH HOLLS, husband and wife, of record in Instrument No. 20160719-0074021, dated July 12, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 141-05-0A-269.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20101005-0079393, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, said Register's Office.

Easements to Harpeth Valley Utilities District of record in Book 5738, page 832, Book 7601, page 400, Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, said Register's Office.

Access Easement Agreement of record in Instrument No. 20041207-0145662, said Register's Office.

Transmission Line Easement of record in Book 4273, page 280 and Instrument No. 20060110-0003857, said Register's Office.

This is improved property located at 716 Gloucester Lane Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of May, 2017.

Derek C. Berner

Leslie H. Berner

New Mexico
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)
Los Alamos

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derek C. Berner and Leslie H. Berner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2017.

Notary Public

My Commission Expires: 04/19/21

OFFICIAL SEAL
Kyle Hill
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 04/19/21

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY