BILL GARRETT, Davidson County
Trans:T20170059189 DEEDWARR
Recvd: 07/11/17 11:06 3 pgs
Fees:18.00 Taxes:1154.40
20170711-0069622

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17291

Send Tax Bills To:
Caliber Home Loans, Inc.
3701 Regent Blvd., Ste. 180
Irving, TX 75063

New Owner is:
David Waters
1986 Upland Drive
Nashville, TN 37216

MAP: 073-09-0

PARCEL: 161.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Amy K. Ballou, unmarried, and Sarah Mitchell, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **David Waters and Donna Barrett Waters, husband and wife**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 1986 Upland Drive, Nashville, TN 37216

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 383 on the Plan of Section Three, Burchwood Gardens, as of record in Book 2900, Page 116, and as corrected in Book 3315, Page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Amy K. Ballou, an unmarried woman, and Sarah Mitchell, an unmarried woman, as joint tenants with rights of survivorship, by Quitclaim Deed from Amy K. Ballou A/K/A Amy Karen Ballou, an unmarried woman, dated 10/26/16 and recorded 1/10/16 in Instrument Number 20161110-0118968, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6 day of July, 2017.

GRANTOR:

Amy K. Ballou

Sarah Mitchell by Amy K. Ballou, her Attorney in Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Amy K. Ballou**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Sarah Mitchell,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 6 day of July, 2017.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Amy K. Ballou**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6 day of July, 2017.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $312,000.00.

Affiant

SWORN TO and subscribed before me this 7th day of July, 2017.

NOTARY PUBLIC

My commission expires: _____

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
11-18-17