6305-1669-4109197

**This instrument prepared by:**
Leila H. Hale, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074
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(1)

Davidson County DEEDWARR
Recvd: 07/13/17 11:06 4 pgs
Fees:23.00 Taxes:258.63
**20170713-0070496**

# WARRANTY DEED

***TITLE OF DOCUMENT***

| **ADDRESS NEW OWNER AS FOLLOWS:** | **MAIL TAX STATEMENT TO:** | **MAP PARCEL NUMBERS:** |
|---|---|---|
| Maxie Ball, et al | Maxie Ball, et al | Map/Parcel: |
| 3970 Lawing Drive | 3970 Lawing Drive | 060 01 0 077.00 |
| Nashville, TN 37207 | Nashville, TN 37207 | |

FOR AND IN CONSIDERATION of the sum of SIXTY-NINE THOUSAND NINE HUNDRED DOLLARS AND NO/100 ($69,900.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Wayne Stevens, Trustee of the 431 Cornish Drive Trust dated December 16, 1998** has this day bargained and sold, and does hereby transfer and convey unto the said **Maxie Ball and Paula Renee Warfield-Ball, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer title.

This is unimproved ( ) property known as 431 Cornish Drive, Nashville, Tennessee 37207
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors 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, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

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.

***(Attached to and becoming a part of Quitclaim Deed dated _____***
*between Wayne Stevens, Trustee of the 431 Cornish Drive Trust dated December 16, 1998, as Seller(s) and Maxie Ball and Paula Renee Warfield-Ball, husband and wife, as joint tenants with right of survivorship and not as tenants in common, as Purchaser(s).)*

Witness our hand this 19 day of May, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wayne Stevens - TRUSTEE
Wayne Stevens, Trustee

**ACKNOWLEDGMENT**

**STATE OF** Tennessee )
**COUNTY OF** Robertson ) ss

Personally appeared before me, Daniel A. Dixon, a Notary Public in and for said County and State, **Wayne Stevens, Trustee** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 2127 Memorial Blvd Springfield, TN 37172 this 19 day of May, A.D., 2017.

**NOTARY STAMP/SEAL**

DANIEL A. DIXON — STATE OF TENNESSEE NOTARY PUBLIC — ROBERTSON COUNTY

Daniel A. Dixon
Daniel A. Dixon NOTARY PUBLIC
Notary Commission Expires: 03/25/2018

**AFFIDAVIT OF VALUE**

**STATE OF** Tennessee )
**COUNTY OF** Robertson )

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $69,900.00.

Subscribed and sworn to before me this the 19 day of May, 2017.

(Affix Seal)

Affiant

Daniel A. Dixon - Daniel A Dixon
Notary Public
My Commission Expires: 03/25/2018

DANIEL A. DIXON — STATE OF TENNESSEE NOTARY PUBLIC — ROBERTSON COUNTY

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN

BEING LOT NO. 76 ON THE PLAN OF ALDRICH HEIGHTS SUBDIVISION, SECTION III, AS OF RECORD IN BOOK 2663, PAGE 49, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 76 FRONTS 97.5 FEET ON THE NORTHERLY SIDE OF CORNISH DRIVE AND RUNS BACK 265.1 FEET ON THE WESTERLY LINE AND 263.9 FEET ON THE EASTERLY LINE TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 131.87 FEET.

Being the same property conveyed to Wayne Stevens, Trustee by Deed from Betty L. Wilson a/k/a Betty Louise Huffines, joined by her husband, Bruce D. Huffines of record in Book 11260, Page 880, said Register's Office.

# True Copy Certification

I, **John Janeway**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE