| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203<br>P17-8537-PILK | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00.<br>X<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July 2017.<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |

SANDY S. SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nathan Beaty | First Bank | MAP |
| 263 Glenstone Circle | 318 Seaboard Lane #205 | PARCEL 171-02-0A-081.00-CO |
| Brentwood, TN 37027 | Franklin TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **John M. Ballard and wife, Tiffini Smith Ballard**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan Beaty, an unmarried man**

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:

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

Being Unit No. 81 on the Plan of Brentwood Villa, Phase 3-B, of record in Plat Book 6900, page 4, amended in Book 6900, page 329, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed legal description.

Being the same property conveyed to John M. Ballard by Warranty deed from Kenneth Noga, a single person of record in Instrument No. 20130314-0025674 Register's Office for Davidson County, Tennessee, dated March 04, 2013 and recorded on March 14, 2013. (Value of consideration shown in aforementioned deed $170,000.00.)

Tiffini Smith Ballard joins in this conveyance to convey her marital interest.

Being also known as 263 Glenstone Circle Brentwood, Tennessee 37027.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is 0 UNIMPROVED

(X) IMPROVED property known as **263 Glenstone Circle, Brentwood, TN 37027.**

1706K174

BILL GARRETT, Davidson County
Trans:T20170062634 DEEDWARR
Recvd: 07/21/17 11:12 2 pgs
Fees:13.00 Taxes:851.00
20170721-0073932

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, 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 our hands this the 21st day of July, 2017.

John M. Ballard

Tiffini Smith Ballard

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John M. Ballard** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ~~21st~~ 20th day of July, 2017.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tiffini Smith Ballard** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the ~~21st~~ 20th day of July, 2017.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY