WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170064802 DEEDWARR
Recvd: 07/28/17 09:18 2 pgs
Fees: 13.00 Taxes: 444.00
20170728-0076488

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Judy Ballinger Wisdom Ballinger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/2/21
(AFFIX SEAL)

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser
Attorney-at-Law
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~Stanley H. Morris Jr.~~ Mark Morris	same	044-14-0-022.00
(NAME)	(NAME)	
6509 Lickton Pk.		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(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, I, JUDY WISDOM BALLINGER CLIFTON F/K/A JUDY WISDOM BALLINGER, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STANLEY H. MORRIS, JR. AND MARK MORRIS AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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:

Land in Davidson County, Tennessee being Lot no. 238 of Block No. 4 on the Map of Cumberland Terrace, Part I, as of record in Book 1424, Page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 238 fronts 75 feet on the westerly side of Martingale Drive and runs back 170.6 feet on the northerly line and 162.5 feet on the southerly line to a dead line measuring 85 feet thereon.

Being the same property conveyed to Frank C. Ballinger and wife, Judy Wisdom Ballinger a/k/a Judy Clifton by deed from James Gifford and wife, Dorothy McDonald Wisdom on May 6th, 1964, of record in Book 3762, Page 385, Register's Office for Davidson County, Tennessee. The said Frank C. Ballinger having since died.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE MAP OF CUMBERLAND TERRACE, PART I, OF RECORD IN BOOK 1424, PAGE 49, SAID REGISTER'S OFFICE, AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD AFFECTING PROPERTY, IF ANY.

unimproved ☐

This is improved ☑ property, known as 238 Martingale Dr., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, 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 my hand this 27th day of July, 2017.

Judy Wisdom Ballinger Clifton

Judy Wisdom Ballinger Clifton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of July, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Judy Wisdom Ballinger Clifton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3/8/21

Notary Public

STEVEN PAUL DISSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115