RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170458

WARRANTY DEED

Bill Garrett Davidson County
Batch# 14691 **DEEDWARR**
10/17/2017 01:03:15 PM 2 pgs
Fees: $13.00 Taxes: $943.13

20171017-0106357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2017.

NOTARY PUBLIC

My commission expires: 3/20/18

TANEMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Balogh 6129 Hampton Hall Way Hermitage, TN 37076	Acopia 300 Northcreek Blvd #100 Goodlettsville TN 37072	098-05-0-A-043.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Four Thousand Nine Hundred and 00/100 Dollars ($254,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN WILLIAMS, A SINGLE MAN AND JESSICA MOORE, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **EMILY BALOGH, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Section One, Hampton Hall, of record in Book 9700, page 290 and 291, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Williams, a single man and Jessica Moore, a single woman, as joint tenants with right of survivorship, by Warranty Deed from Wayne J. Carrow and wife, Barbara A. Carrow, dated 8/5/2016, recorded 8/11/2016, of record in Instrument No. 20160811-0083543, in the Register's Office for Davidson County, Tennessee.

And being the same property previously conveyed to Wayne J. Carrow and wife, Barbara A. Carrow by Warranty Deed from Michael F. Hill and wife, Salisha Hill, f/k/a Salisha Sobrattee, dated 7/17/2013, recorded 7/19/2013, of record in Instrument No. 20130719-0074787, in the Register's Office for Davidson County, Tennessee.

9749

The address of the herein described property is believed to be 6129 Hampton Hall Way, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of October, 2017.

JOHN WILLIAMS

JESSICA MOORE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John Williams and Jessica Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of October, 2017.

Notary Public
My commission expires: 12-4-18

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY