Bill Garrett Davidson County
Batch# 27169 DEEDWARR
11/16/2017 04:23:39 PM 2 pgs
Fees: $13.00 Taxes: $118.40
20171116-0118030

Record and Return Mail To:

Corina Lee Ayala
803 Cherokee Avenue
Nashville, Tennessee 37207

This Instrument Prepared By:

James G. King, Esq.
P.O. Box 59192
Nashville, TN 37205
Ph: (615) 642-9176

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The Actual Consideration or Value
Whichever Is Greater for this Transfer Is: $32,000

Affiant Notary Public
Sworn To And Subscribed Before Me
This The 31 Day of October 2017.

06/19/18
My Commission Expires:

AMANDA DAVIS NOTARY PUBLIC STATE TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address of New Owner:
Corina Lee Ayala
803 Cherokee Avenue
Nashville, TN 37207

Send Tax Bills To:
Same

Map and Parcel:
71-12-79

WITNESSETH

For and in consideration of the sum of Thirty Two Thousand ($32,000) Dollars, cash paid by the hereinafter named Grantee and other good and vaulable considerations, the receipt of which is hereby acknowledged, I, **Marcus A. Ballard, Jr.**, ("Grantor") by and these presents do hereby quitclaims and conveys unto **Corina Lee Ayala,** ("Grantee") and to her heirs, successors and assigns, all my right, title and interest if any, in and to the real property and land in Davidson County, Tennessee known as 803 Cherokee Avenue, Nashville, Tennessee 37207, described as follows:

AMANDA DAVIS NOTARY PUBLIC

Being the westerly 50 feet of Lot No. 9 on the plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract of record in Plan Book 332, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Crystal Ballard and husband, Marcus Ballard, of record in Book 11664, Page 50, said Register's Office.

Being the same property conveyed to Marcus A. Ballard, Jr. from Crystal D. Ballard of record, Instrument Number, 20020225-0023730, Register's Office of Davidson County, Tennessee.

This is improved property known as 803 Cherokee Avenue, Nashville, Tennessee 37207.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever, and I do covenant with the said Grantee 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 Grantee, her heirs and asigns, 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.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 31 day of Oct 2017.

MARCUS A. BALLARD, JR.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **MARCUS A, BALLARD. JR.** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and seal this 31 day of October 2017.

Notary Public

AMANDA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 06/19/18