Bill Garrett Davidson County
Batch# 27660 DEEDWARR
11/20/2017 10:26:18 AM 2 pgs
Fees: $13.00 Taxes: $599.40
20171120-0118723

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M177189

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $162,000.00

Affiant

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

Subscribed and sworn to before me, this the 16th day of November, 2017.

Notary Public
My Commission Expires: 5/5/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert McMurry Gideon 220 Ellington Place Madison, TN 37115	NEW OWNER	051-10-0B-053.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Carlos Ballentine, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert McMurry Gideon, 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:

Land in Davidson County, Tennessee, being Lot No. 220, on the Plan of Ellington Place Condominiums, according to the Master Deed of record in Book 6984, Page 84, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6250, Page 829, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more particular description.

Being the same property conveyed to Carlos Ballentine, unmarried by Warranty Deed from Ursula Y. Holmes, unmarried and Kathleen L. Holmes and husband, Arthur Holmes Jr., recorded on the 31st day of August, 2007 in Instrument No. 20070831-0104787, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 220 Ellington Place, Madison, TN 37115

This conveyance is made subject to 1) Property taxes for the year 2017 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of November, 2017.

Carlos Ballentine

Carlos Ballentine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Carlos Ballentine**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of November, 2017.

Amanda Vaughn

Notary Public
My Commission expires: 5/5/2020

