(1)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 63990 DEEDWARR
03/01/2018 11:25:18 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20180301-0019287

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$315,000.00.**

Affiant

Subscribed and sworn to before me this 28th day of February, 2018.

Notary Public
My Commission expires: 03-08-21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brad M. Ballew	**Wolfe Financial Inc.**	107-09-0-003.00
1009 Harold Drive	**191 H NC Hwy. 42 N**	
Nashville, TN 37217	**Asheboro, NC 27203**	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael L. Dyer and wife, Cynthia N. Dyers, husband and wife,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brad M. Ballew and Karen T. Ballew, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 18 on the Plan of Patricia Heights Annex, as of record in Plat Book 2900, Page 37, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael L. Dyer, Married from Craig Eugene Parrish and Patricia Ann Parrish, husband and wife, by Warranty Deed on October 22, 1999, of record in Instrument Number 20000522-0050666, Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 37, Register's Office for Davidson County, Tennessee.
- Storm Drain Easement of record in Book 3886, Page 478, Register's Office for Davidson County, Tennessee.
- Easement for the flow of water of any creeks, streams or rivers across/through or forming the boundary of property described herein and the rights of the public therein.

This is improved property known as: **1009 Harold Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 28, 2018.

Michael L. Dyer

Cynthia N. Dyer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael L. Dyer and Cynthia N. Dyer** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 28, 2018

Notary Public

My commission expires 1/8/19

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON