Bill Garrett Davidson County
Batch# 94971 DEEDWARR
05/21/2018 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $987.90
20180521-0048525

WARRANTY DEED

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 7/26/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
William Frank Ballard, Jr. and Nanci Burgess Ballard	First Community Mortgage, Inc.	112 00 0 029.00
(NAME)	(NAME)	
553 Longview Drive	262 Robert Rose Drive, Suite 101	
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Seven Thousand And No/100 Dollars ($267,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christopher Schlecht, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Frank Ballard, Jr. and Nanci Burgess Ballard, husband and wife**, 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:

A certain tract or Parcel of land in the 9th Civil District of Davidson County, Tennessee, on the North side of Longview Drive.

Beginning at a steel Pin the center of Longview Drive, the same being the southeast corner of the Wallace Holt Tract; thence with the Holt line North 3-1/2 degree East 500' to an iron pin; thence, North 81 degree East 100' to an iron pin; thence South 3-1/2 degree West 500' to an iron pin in the center of Longview Drive; thence with the road South 81 degree West 100' to the Point of Beginning and containing 1.11 acres, more or less.

Being the same property conveyed to Christopher Schlecht, unmarried by Special Warranty Deed from Renasant Bank dated April 12, 2013 and recorded April 17, 2013 as Instrument No. 20130417-0038327, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-183376FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 553 Longview Drive, Pegram, TN 37143

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, has 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. 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 18 day of May, 2018

Christopher Schlecht

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Christopher Schlecht, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-183376FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

