WARRANTY DEED

Bill Garrett Davidson County
Batch# 109571 **DEEDWARR**
06/27/2018 01:14:12 PM 2 pgs
Fees: $13.00 Taxes: $1,624.30

20180627-0062070

File No. RW0004161

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00.

Chase Rudd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2018.

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

RWalters
Notary Public

MY COMMISSION EXPIRES: 8/17/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael David Fogarty and Deborah Fogarty	New Owner	105-09-0-317.00
(NAME)	(NAME)	
1001 W Grove Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ryan Balch, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Fogarty and Deborah Fogarty, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate, situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the Westerly 45 feet of the Easterly 145 feet of Block No. 17 on the Plan of Jones and Dudley's Addition, as shown by plat of record in Book 57, Page 147, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made more a more complete description. Said part of said Block front 45 feet on the Southerly side of Grove Avenue and runs back between parallel lines 150 feet to an alley, the Easterly line of said lot being 100 feet of the Westerly margin of 10th Avenue, South.

Being the same property conveyed to Ryan Balch, a single individual by Quitclaim Deed from T. Stephen Balch, a married individual, Ryan Balch, a married man, of record in Instrument No. 20180403-0030920, Register's Office for Davidson County, Tennessee, dated April 03, 2018 and recorded on April 03, 2018.

Being the same property conveyed to Ryan T. Balch, an unmarried man and Thomas S. Balch, a married man by Warranty Deed from Justin Christopher Armstrong and Lina Christine Millares Armstrong of record in Instrument No. 20080731-0078434, Register's Office for Davidson County, Tennessee, dated July 24, 2008 and recorded on July 31, 2008.

This is not the principal residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1001 W Grove Ave, Nashville, TN 37203

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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. 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 my hand this 21st day of June, 2018.

Ryan Balch

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan Balch, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 21st day of June, 2018.

Notary Public

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206