Bill Garrett Davidson County
Batch# 117112 DEEDWARR
07/17/2018 02:41:30 PM 2 pgs
Fees: $13.00 Taxes: $895.40
20180717-0069546

WARRANTY DEED

2018-1184

GREGORY P REICHART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2022

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of July, 2018.

(Affix Seal)
My Commission Expires:

Notary Public

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tiffany Deanne Ball, Jim Clayton Ball and Mary Lou Ball 2197 Nolensville Pike, #205 Nashville, TN 37211	Century Lending Company 9931 Corporate Campus Drive Ste 1200 Louisville KY 40223	105160B20500.CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Leroy E. Engstrand and Sandra H. Engstrand**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Tiffany Deanne Ball, a single woman and Jim Clayton Ball and Mary Lou Ball, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Unit No. 205, Building No. B1, as specified on the Plat shown in the Declaration of Covenants, Conditions, and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions, and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the Declarations of record under Instrument No. 20140903-0080570, said Register's Office, for a more completed identification and description of such unit.

Being the same property conveyed to Leroy E. Engstrand, Jr. and wife, Sandra H. Engstrand, from Park at Melrose Heights, LLC, a Tennessee limited liability company, by Warranty Deed dated September 25, 2014 and recorded September 29, 2014 in Book 534, page 461, Register's Office for Cheatham County, Tennessee.

( ) unimproved
This is (X) improved property know as 2197 Nolensville Pike, #205, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 16th day of July, 2018

Lee E. Engstrand by Duncan Engstrand Attorney-in-fact

Leroy E. Engstrand by Duncan Engstrand, Attorney-in-Fact

Sandra H. Engstrand by Duncan Engstrand Attorney-in-fact

Sandra H. Engstrand by Duncan Engstrand, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 16th day of July, 2018, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Duncan Engstrand, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Leroy E. Engstrand and Sandra H. Engstrand, and as such Attorney in Fact for Leroy E. Engstrand and Sandra H. Engstrand, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney Leroy E. Engstrand and Sandra H. Engstrand, and is authorized by Leroy E. Engstrand and Sandra H. Engstrand to execute this instrument on behalf of Leroy E. Engstrand and Sandra H. Engstrand.

Witness my hand and official seal on this 16th day of July, 2018.

Notary Public
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County

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

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

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.

Patricia Haggard
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary's Signature