Karen Y Johnson Davidson County
Batch# 138090 DEEDWARR
09/07/2018 03:55:16 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20180907-0089050

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Brandy Gorman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 2018.

Connie Cantrell
NOTARY PUBLIC

My Commission Expires: _____

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
First Service Corporation of Dickson 611 East College St. Dickson, TN 37055	First Service Corporation of Dickson 611 East College St. Dickson, TN 37055	026-06-0A-070.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SARAH S. BALLARD

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

FIRST SERVICE CORPORATION OF DICKSON, A TENNESSEE CORPORATION

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 60 as shown on the map entitled Final Plat for the Townhomes at Windsor Green, Phase 1, Section 3, a Planned Unit Development, of record in Instrument No. 20040109-0003983 and Instrument No. 20041112-0136380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SARAH S. BALLARD, by deed from FIRST FEDERAL BANK, of record in Instrument No. 20150915-0093667, dated September 10, 2015, said Register's Office

This improved property is known as 153 Canton Court, Goodlettsville, TN 37072.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 6 day of September, 2018.

Sarah S Ballard
Sarah S. Ballard

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sarah S. Ballard, the within named 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 at office, this 6 day of September, 2018.

Brandy Gomaz
Notary Public

My commission expires: 7-5-21

