Name and Address of New Owner:
Charles Molnar
913 Magnolia Court West
Nashville, TN 37221

Send Tax Bills To:
Charles Molnar
913 Magnolia Court West
Nashville, TN 37221

This Instrument Prepared By:

Tressler Title, LLC
212 North Castle Heights Avenue
Lebanon, TN 37087

Karen Y Johnson Davidson County
Batch# 148106 DEEDWARR
10/02/2018 03:54:42 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20181002-0097907

Map & Parcel No: 142-11-0B-005.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rian Ball and Tyler Carmean Ball**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charles Molnar,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 5, as shown on the plan of Final Plat, Magnolia Place, of record in Book 7900, Page 729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tyler Carmean Ball and Rian Ball, by deed from Mary R. Adkisson, dated July 22, 2016 and recorded on July 27, 2016 in Instrument # 20160727-0077240, Registers Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 7900, PAGE 729, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-YRES-18-913

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of September, 2018.

_____(SEAL)
Rian Ball

_____(SEAL)
Tyler Carmean Ball

STATE OF TENNESSEE
COUNTY OF WILSON

On this 26th day of September, 2018, before me personally appeared Rian Ball and Tyler Carmean Ball, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 26th day of September, 2018.

_____
Notary Signature
My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~WILSON~~ DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brian Mitchell
(Affiant)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2020

Sworn to and subscribed before me this
26th day of September, 2018.

Dana Delworth
Notary Public
My commission expires: 7/6/20
File No. 18-0569