(1) Return to:

BRIDGEHOUSE TITLE
~~342 COOL SPRINGS BLVD~~
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 175902 **DEEDWARR**
12/19/2018 09:36:33 AM 2 pgs
Fees: $13.00 Taxes: $1,193.25

20181219-0123179

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF DECEMBER, 2018.

MARCO SIERRA
Notary Public, State of Texas
Comm. Expires 06-19-2022
Notary ID 131611969

MY COMMISSION EXPIRES: 06-19-2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Trevor K. Ball and Mallory E. Ball	**New Owner**	
(NAME)	(NAME)	**181-10-0A-299.00-CO**
7565 Oakledge Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **RICHARD QUIROZ AND ELIZABETH BARBA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TREVOR K. BALL AND MALLORY E. BALL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1026 on the Plan of Autumn Oaks Subdivision Phase 10B, a Cluster Subdivision of record in Plat at Instrument No. 20140331-0026145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Quiroz and Elizabeth Barba, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20150427-0037248, Register's Office for Davidson County, Tennessee, dated April 23, 2015 and recorded on April 27, 2015.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20140331-0026145, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Autumn Oaks Homeowners Association, Inc., with By-Laws appended thereto, of record in Instrument Number 20010912-0099443, as amended in Instrument No. 20030513-0064238, Instrument No. 20100414-0028160 and Instrument No. 20101206-0096935, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Autumn Oaks Homeowner's Association, Inc. of record in Instrument Number 20010912-0099442, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6704, Page 397, Book 6704, page 405 and Book 6968, Page 30, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, Page (s) 196 & 199, Book 11217, Page 799, and Book 7515, page 298, in the Register's Office for Davidson County, Tennessee.
- Ingress & Egress to Cemetery of record in Book 261, Page 284, and Book 6704, Page 397, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040128-0010895 and Instrument No. 20050222-0018903, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement to the Columbia Transmission Company of record in Book 4240, Page 667, in the Register's Office for Davidson County, Tennessee.

- Subject to boundary plat of Autumn Oaks of record in Book 6900, page 786, in the Register's Office for Davidson County, Tennessee.
- Contract of Easement and furnishing of water of record in Book 3376, Page 239, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement to Gulf Interstate Gas Company of record in Book 2245, Page 271 and Partial Release of Right of Way of record in Book 6968, page 25, in the Register's Office for Davidson County, Tennessee.
- Easement for the purpose of obtaining water from the spring as set out in the deed of record in Book 475, Page 547, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7565 Oakledge Dr., Brentwood, Tennessee 37027**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14 DAY OF DECEMBER, 2018.

Richard Quiroz

Elizabeth Barba

STATE OF Texas
COUNTY OF El Paso

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

Witness my hand and official seal, this the 14th of December, 2018.

Notary Public
My Commission Expires: 06-19-2022
(SEAL)

MARCO SIERRA
Notary Public, State of Texas
Comm. Expires 06-19-2022
Notary ID 131611969

STATE OF Texas
COUNTY OF El Paso

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

Witness my hand and official seal, this the 14th of December, 2018.

Notary Public
My Commission Expires: 06-19-2022
(SEAL)

MARCO SIERRA
Notary Public, State of Texas
Comm. Expires 06-19-2022
Notary ID 131611969

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212