Karen Johnson Davidson County
Batch# 198271 DEEDWARRSP
02/22/2019 03:11:30 PM 2 pgs
Fees: $13.00 Taxes: $444.00
20190222-0016407

32181

MAP 071-16-0
PARCEL 103.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me this the 22nd Day of February, 2019.

My Commission Expires: 5/2/2022

Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT PREPARED BY: ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:
WILLIAM CAVERLY
7815 Hwy 100
Nashville, TN 37221

SEND TAX BILLS TO:
"NEW OWNER"

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **RONNIE E. BALLENTINE AND JOANN BALLENTINE, HUSBAND AND WIFE**, hereinafter called the **"Grantors"**, has bargained and sold, and by these presents does transfer and convey unto **WILLIAM CAVERLY**, hereinafter called the **"Grantee"**, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being part of Lot 29, as shown on the map entitled T.I. Ward's Resubdivision of Lots Nos. 27-28-29-30-31-32-33-34-37-38-39-40-41-42-43-44-45-46-47-48 and 49 in the Williams and Hays Company's Belle View Plan, of record in Plat Book 974, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

SAID Lot No. 29 fronts 56 feet on the easterly side of Jewel Street and runs back 108.86 feet on the northerly line and 119 feet on the southerly line, to the westerly line which measures 52 feet thereon, and adjoins the part of the lot belonging to the State of Tennessee.

BEING the same property conveyed to RONNIE E. BALLENTINE AND JOANNE BALLENTINE, HUSBAND AND WIFE, by Deed from ECTOR GRANT ARNOLD, MARRIED, of record in Instrument No. 20170519-0049982, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Grantor covenants and binds itself, its representatives, successors and assigns, to warrant specifically and forever defend the title to the said real estate to Grantee, his/hers/their heirs and/or assigns, against the lawful claims of all persons claiming through and/or under the Grantor.

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 22nd Day of February, 2019.

Ronnie E. Ballentine
RONNIE E. BALLENTINE

JoAnn Ballentine
JOANN BALLENTINE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RONNIE E. BALLENTINE AND JOANN BALLENTINE**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd Day of February, 2019.

My Commission Expires: 3-3-20

Notary Public

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2020

I, the undersigned, 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.

Ryan Pratt

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Ryan Pratt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022