Karen Johnson Davidson County
Batch# 237830 DEEDWARR
06/03/2019 03:22:30 PM 2 pgs
Fees: $13.00 Taxes: $1,618.75
20190603-0052730

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Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $437,500.00.

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2019.

Notary Public
My commission expires:

07-1904-87006

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ashley B.Smith 6228 Rivervalley Drive Nashville TN 37221	Wells Fargo Bank PO Box 10335 Des Moines, IA 50306	126-16-0-A-280.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jennifer Lynn Ballas, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ashley B.Smith , unmarried**, hereinafter called the Grantees, their successors and assigns, a 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. 319, on the Plan of Riverwalk, Phase 2A, Section 2, of record in Instrument No. 20031014-0151984 , Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steve Ballas and wife, Jennifer Ballas by deed from Corinthian Custom Homes, Inc. a Tennessee Corporation, dated November 9, 2005, recorded November 14, 2005, of record in Instrument No. 20051114-0137107, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jennifer Lynn Ballas by Quitclaim Deed from Steven Martin Ballas, dated July 18, 2017, recorded July 18, 2017, of record in Instrument No. 20170718-0072074, Register's Office for Davidson County, Tennessee. The said Jennifer Lynn Ballas and Steven Martin Ballas were divorced by Final Decree of Divorce entered July 18, 2017, in Docket No. 17D-690.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6228 Rivervalley Drive, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said 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 my hand this 3rd day of June, 2019.

Jennifer Lynn Ballas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jennifer Lynn Ballas**, 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 in Franklin, TN, this 3rd day of June, 2019.

Notary Public

My Commission expires: 3/31/20

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires: September 7, 2020