Karen Johnson Davidson County
Batch# 238746 DEEDWARR
06/04/2019 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20190604-0053375

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0231

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May, 2019

Notary Public

Commission Expires: 10/31/2020

TONJA BARRON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 41SOUR

Address of New Owner	Send Tax Bills To:	Map & Parcel
Justin Ball and Ashley Ball 6624 Burkitt Road Antioch, TN 37013	New Owner	187-00-0-006.01

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Barbara N. Robinson, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Ball, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 5th Civil District of Davidson County, Tennessee, according to a survey made by E. L. Miller Jr. & Co., dated March 18, 1963, more particularly described as follows:

BEGINNING at a stake in the center line of Burkett Road, approximately 2 miles plus 1,307 feet east from the Nolensville Road; thence North 4 degrees 52' East, a distance of 1,304 feet to an iron pin; thence North 88 degrees 45' East, a distance of 198 feet to an iron pin;thence South 4 degrees 52' West, a distance of 1,319 feet to a spike in the center line of Burkett Road; thence along the center line of Burkett Road, North 88 degrees 17' West, a distance of 98.8 feet to a spike; thence still along the center line of Burkett Road, North 85 degrees 55' West, a distance of 99.2 feet to a spike, the point of beginning; said tract being designated as Tract No. 7, and containing 5.96 acres, more or less.

Being the same property conveyed to Thomas W. Neel and wife, Frances Maurine Neel by Installment deed from Mary C. Reynolds and husband, B. E. Reynolds of record in Book 3534, page 406, Register's Office for Davidson County, Tennessee, dated April 10, 1963 and recorded on April 19, 1963. (Value or consideration shown in aforementioned deed $1,312.50.) Frances Maurine Neel having since died 12/16/1989, leaving Thomas W. Neel as the surviving tenant.

Being the same property conveyed to Barbara N. Robinson by Quitclaim deed from Thomas W. Neel of record in Book 11404, page 455, Register's Office for Davidson County, Tennessee, dated March 15, 1999 and recorded on March 26, 1999. (Value or consideration shown in aforementioned deed $zero.) Being also known as 6624 Burkitt Road Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6624 Burkitt Road, Antioch, TN 37013

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; and we so covenant with the 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of May, 2019.

Barbara N. Robinson

Barbara N. Robinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Barbara N. Robinson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of May, 2019.

Kim Gillespie

Notary Public
My Commission Expires: 9.22.20

(Notary Seal)



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

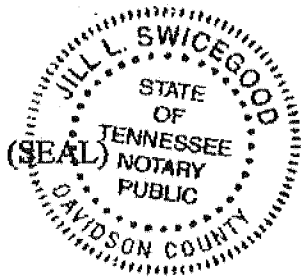
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: July 9, 2022

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