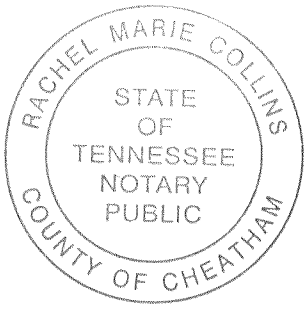
Karen Johnson Davidson County
Batch# 246990 DEEDWARR
06/21/2019 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,026.75
20190621-0060241



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $277,500.00.

Affiant

Subscribed and sworn to before me, this 20th day of June, 2019.

Notary Public

My commission expires: 3-21-20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Carter S. Harkins	~~Carter S. Harkins~~ RenaSant Bank	136-14-0-116.00
204 Upwind Court	~~204 Upwind Court~~ 2001 Park Park N Suite 150	
Nashville, TN 37217	~~Nashville, TN 37217~~ Birmingham AL 35203	

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 considerations, the receipt of which is hereby acknowledged, we,

Vicki Ballis and Eddy J. Ballis, wife and husband

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Carter S. Harkins and Kelly A Harkins, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section Five, Harbor Gate of record in Plat Book 6200, Page 400, 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 Vicki Ballis and Eddy J. Ballis, wife and husband by Warranty deed from David P. Brown and wife, Sabine B. Brown of record in Instrument No. 20130927-0101512 Register's Office for Davidson County, Tennessee, dated September 24, 2013 and recorded on September 27, 2013.

This is **improved** property known as **204 Upwind Court, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.
2.
3. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

4. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 20th day of June, 2019.

Vicki Ballis

Vicki Ballis

Eddy J. Ballis

Eddy J. Ballis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Vicki Ballis and Eddy J. Ballis, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of June, 2019.

Notary Public
My Commission Expires: 5/19/20

Rebecca A. Donoda
Notary Public
State of Tennessee
Authorford County

SolomonParks File No. 19-000246-525

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

