WARRANTY DEED

Karen Johnson Davidson County
Batch# 250534 **DEEDWARR**
07/01/2019 08:38:38 AM 2 pgs
Fees: $13.00 Taxes: $1,254.30

20190701-0063325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: August 30, 2021
(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sarah Osman and Matt Osman	Mortgage Investors Group	141 05 0A 269.00
(NAME)	(NAME)	
716 Gloucester Ln.	8320 E. Walker Springs Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Steven M. Ballas, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew A. Osman, Sr. and Sarah D. Osman his wife**, 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 Davidson County, Tennessee, being Lot(s) 269, as shown on the map entitled Avondale Park Phase 2, Section 3A, of record in Instrument No. 20101005-0079393, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Derek C. Berner and Leslie H. Berner, husband and wife by Warranty Deed from William Martin Holls and Elizabeth Holls, husband and wife dated July 12, 2016 and recorded July 19, 2016 as Instrument No. 20160719-0074021, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven M. Ballas, a married man by Warranty Deed from Derek C. Berner and Leslie H. Berner, husband and wife dated May 31, 2017 and recorded June 6, 2017 as Instrument No. 20170606-0056353, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Steven Martin Ballas, unmarried by Quitclaim Deed from Jennifer Lynn Ballas, unmarried dated June 13, 2019 and recorded June 20, 2019, in Instrument No. 20190620-0059565, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1905176SSO

unimproved ☐
This is improved ☒ property, known as 716 Gloucester Ln., 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 and assigns forever; and we do 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 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 our hands this 28 day of June, 2019

Steven M. Ballas

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Steven M. Ballas, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

File Number: GRN-1905176SSO