STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,950.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-7073

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Karen Johnson Davidson County
Batch# 310228 DEEDWARR
11/04/2019 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,246.72
20191104-0113452

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Ernest Warren and Kimberly Jo Warren (NAME)	CrossCountry Mortgage, LLC (NAME)	73-11-100
2308 Donna Hill Ct. (STREET ADDRESS)	3333 Aspen Grove Drive, Suite 100 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jennifer Ball, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Ernest Warren and Kimberly Jo Warren, husband and 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 No. 46 on the Plan of Revision of Section One, Sunset View, of record in Book 2663, page 27 and 28, said Register's Office.

Said Lot No. 46 fronts for a total of 120.17 feet on the northerly side of Donna Hill Court and runs back 330.3 feet on the west lot line and runs back 329.2 feet on the east lot line to a line in the rear which measures 153.8 feet thereon.

Being the same property conveyed to Jennifer Ball, married by Deed dated April 25, 2008 from Stephen L. Minton, unmarried, recorded May 2, 2008, in Instrument Number 20080502-0045353, Register's Office of Davidson County, Tennessee. Jody Ball joins in this conveyance for the purpoe of conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2663, page 27-28, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 2492, page 307, Book 2492, page 631 and Book 3429, page 249, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2308 Donna Hill Ct., Nashville, TN 37214.

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. Whenever 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/our hand(s) this 31st day of October, 2019.

Jennifer Ball

Jody Ball

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2019, before me personally appeared Jennifer Ball and Jody Ballto me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2019.

TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires Oct 7, 2022

Notary Signature
My commission expires: 10/7/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY