Karen Johnson Davidson County
Batch# 513969 DEEDWARR
11/10/2020 01:32:30 PM 2 pgs
Fees: $13.00 Taxes: $81.40
20201110-0132543

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

MST 2020-2069

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF NOVEMBER, 2020

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Thomas Lana	Justin Thomas Lana	070-08-0-032.00 AND
(NAME) 0 Hobart Street	(NAME) 1543 11th Avenue North	070-04-0-160.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Lance V. Ballard and wife, Jeannie Ballard,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Thomas Lana, 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 Davidson County, Tennessee, being Lot No. 195 & 199 on the Plan of J.B. Haynie's Republican Plan, a Subdivision of Lots 1 and 2 "Free Silver Plan" of record in Plat Book 161, Page 92, 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 Jeannie Timmons by Warranty deed from Allen Timmons and Jeannie Timmons of record in Instrument No. 201711170118300 Register's Office for Davidson County, Tennessee, dated November 08, 2017 and recorded on November 17, 2017. (Value of consideration shown in aforementioned deed $1000.00.)

Being the same property conveyed to Lance V. Ballard and wife, Jeannie Ballard by Quitclaim deed from Jeannie Timmons (now know as Jeannie Ballard) of record in Instrument No. 20200422-0042059 Register's Office for Davidson County, Tennessee, dated April 28, 2020 and recorded on April 22, 2020. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 0 Hobart Street Nashville, Tennessee 37207.

Subject to: Taxes for the year 2020, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 161, Page 92, Register's Office for Davidson County, Tennessee. Agreements for Dedication of Easement for Sanitary Sewers of record in Book 8223, Page 585 and Book 10316, page 461, in the Register's Office for Davidson County, Tennessee.

This property, known as 0 Hobart Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 5th DAY OF NOVEMBER, 2020.

Lance V. Ballard

Jeannie Ballard

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal at office, this 5th day of November, 2020.

Notary Public
My commission expires: 4-24-2023

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County