Return to: Castleman Title & Escrow, Inc. 213 A Ward Circle Brentwood, TN 37027

WARRANTY DEED

BOOK 11413 PG. 738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,400.00

Marsha L. Roche
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 1999.

Michael J. Philbin
Notary Public

MY COMMISSION EXPIRES:
My Commission Expires MAY 27 2001

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian J. Roche	Brian J. Roche	104-4-1G-99CO
(NAME) 41 Green View	(NAME) 41 Green View	07DA92946
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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, William Gary Blackburn and Shirley H. Blackburn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian J. Roche and Marsha L. Roche, 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. 142 on the Revised Plan of Whitworth, Phase 01A-Green View, a Planned Unit Development, of record in book 8250, Page 26, Register's Office for Davidson County, Tennessee.

SAID Lot No. 142 fronts 82.18 feet on the southwesterly side of Green View and runs back 113.86 feet on the southeasterly side and 120.25 feet on the northwesterly side to a line in the rear which measures 59.78 feet thereon.

BEING the same property conveyed to William Gary Blackburn and wife, Shirley H. Blackburn by deed from Morel-Hooper co. of record in Book 8392, Page 928 Register's Office for Davidson County, Tennessee. The said William Gary Blackburn and Shirley H. Blackburn having since divorced.

unimproved ☐
This is improved ☒ property, known as 41 Green View, Nashville, TN 37205
(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 26th day of March, 1999.

William Gary Blackburn

Shirley H. Blackburn

05691144

IDENTIFICATION REFERENCE

99 APR -5 AM 9:45

BILL GARDNER REGISTER
DAVIDSON COUNTY, TN.

$ 455.40 TAX
$ 2.00 RECORDING FEE
$ 457.40 TOTAL
1 PARCEL
XEROXED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11413 PG. 739

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Gary Blackburn and Shirley H. Blackburn, the bargainors, 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 Nashville, Tennessee this 26th day of March, 1999.

Commission expires: My Commission Expires MAY 27 2001

Notary Public

MICHAEL J. PRICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11413 PG. 740

05691144

99 APR -5 AM 9:45

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446108