# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/01 11:14 2pgs
Fees:13.00 Taxes:303.40

20010807-0084667

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2001.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 6-22-2002

**THIS INSTRUMENT WAS PREPARED BY**
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Blakely | James Blakely | 096-16-0-A-13 |
| (NAME) 325 Lakebrink Drive | (NAME) 325 Lakebrink Drive | |
| (ADDRESS) Nashville, Tennessee 37214 | (ADDRESS) Nashville, TN | |
| (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, **Candice Lea Miller (Now known as Candace Miller-Alexander)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Blakely**, 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:

Being Lot No. 13 on the Plan of Larchwood, Phase one Section One, as of record in Plat Book 6200, Page 51, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Candace Lea Miller (Now known as Candace Miller-Alexander) by deed from Dana N. Moore of record in Deed Book 11379, page 852, Register's Office for said County.

Being the same property conveyed to Candace Lea Miller (Now known as Candace Miller-Alexander) by deed from Dana N. Moore of record in Deed Book 11379, page 852, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Candace Lea Miller (n/k/a CandaceMiller-Alexander) to Thomas F. Baker, Trustee (s) for FT Mortgage Companies D/B/A First Tennessee Mortgage Company, Inc., dated February 26, 1999, with an approximate unpaid balance of $79,869.94, of record in Trust Book 11379, page 855, of said Register's Office, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ☐

This is improved ☒ property, known as 325 Lakebrink Drive, Nashville, TN

(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 18th day of June, 2001.

Candice Lea Miller (Now known as Candace Miller-Alexander)

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Candace Lea Miller (n/k/a Candace Miller-Alexander) the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this June 18, 2001

My Commission Expire: 9-28-2002

Notary

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

**File Number: 12105099**

**RETURN TO:**
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027