Book 13

File # 3241

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2002.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Phillips	First Horizon Home Loan Corporation	72-13-387
(NAME)	(NAME)	
1104 Chester Avenue	5775-E Glenridge Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Atlanta, GA 30328	
(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, James E. Blunkall and Brenda L. Blunkall d/b/a J & B Investment Property, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Phillips unmarried, 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. 4, on the Map of Chesterfield Place, of record in Book 332, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50.5 feet on the south side of Chester Avenue, (Formerly Chesterfield) and runs back between parallel lines 205.5 feet to a dead line, which it measures 50.2 feet.

Being the same property conveyed to James E. Blunkall and Brenda L. Blunkall d/b/a J & B Investment Property, by deed of record in Book 11283, Page 849, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 1104 Chester Avenue, Nashville, TN 37206
(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.

Davidson County DEEDWARR
Recvd: 06/13/02 11:22 2pgs
Fees:13.00 Taxes:279.35

20020613-0072071

Witness our hands this 4th day of June, 2002.

James E. Blunkall and Brenda L. Blunkall d/b/a J & B Investment Property

By: James E. Blunkall

Attest: Brenda L. Blunkall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared James E. Blunkall and Brenda L. Blunkall with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the owners of J & B Investment Property, and that they as such owners executed the foregoing instrument for the purposes therein contained, by signing the name of J & B Investment Property by themselves as owners.

Witness my hand and official seal at Nashville, Tennessee this 4th day of June, 2002.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006