Prepared by and after Recording Return To:
Title Enterprise Service Company, LLC.
3354 Perimeter Hill Dr.
Nashville, TN 37211
1030057

Davidson County DEEDWARR
Recvd: 05/29/03 11:40 3pgs
Fees:18.00 Taxes:583.31
20030529-0072483

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Teresa Joyce (Geen) Blair and husband Houston Boyd Blair** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Clay Blair Tara Blair** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of land located in Davidson State of Tennessee, described as follows, to-wit:

TRACT 1

A tract of land in Davidson County, Tennessee, described according to a survey by Howard George and Associates dated 12/18/86, and revised 08/29/87, and further revised 09/17/87 and designated as job No. 8629 as follows:

Beginning at an iron pin set 25 feet West of the centerline of Laws Road, North of Whites Creek Pike; thence South 74° 42' W. 142.54 feet to an iron pin set; thence S 10° 04' W. 88.92 feet to an iron pin set; thence N. 68° 51' W. 250.00 feet to a point; thence N. 45° 33' W. 779.21 feet (calculated); thence N. 36° 10' E. 112 feet; thence S. 52° 41' E. 1004.6 feet, more or less; thence S. 88° 07' E. 75 feet to the beginning, containing 3.8 acres, more or less.

Also a soil absorption system easement beginning at an iron pin set at the end of the second call in the above described land; thence S 10° 04' W, 150 feet to a point in the South line of the above land; thence with the South line of the above described land; thence with said line S 68° 51' E. 100 feet to the beginning.

Being the same property conveyed to Teresa Joyce (Green) Blair and husband, Houston Boyd Blair, creating a tenancy by the entirety by Correction Deed from Cecil Green, a widow, dated October 19, 1987 and recorded October 20, 1987 in Book 7382, page 302, Register's Office for Davidson County, Tennessee. Also acquired in Book 7327, Page 918, said Register's Office.

TRACT 2

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being part of the Old Garrison Lanier Farm, described according to a survey made by Geo W. Watkins, Surveyor, January 17, 1971

Beginning at an iron spike in the center of Laws Road at the Southwest corner of the property conveyed to Earl D. Moses and wife, by Deed from J.W. Hobbs and wife, as of record in Book 3286, Page 591, Register's Office for Davidson County, Tennessee; thence with said center line of Laws Road South 85 feet to an iron spike; thence northerly 88° 07' 100 feet; thence northerly 52° 41' West 1004.6 feet to a fence post; thence South 72° 07' East 496.8 feet to twin popular trees; thence South 58° 27' East 277 feet to a fence post; thence South 40° East 262.2 feet to the point of beginning, containing 3.3 acres more or less.

Being the same property conveyed to Teresa Joyce (Green) Blair and husband, Houston Boyd Blair, creating a tenancy by the entirety from Cecil Green, a widow by Correction Deed dated October 19, 1987 and recorded October 20, 1987 in Book 7382, Page 302, Register's Office for Davidson County, Tennessee. Also acquired in Book 7327, page 918, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is

unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in Exhibit A .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 25 day of April, 2013.

Teresa Joyce (Geen) Blair
Teresa Joyce (Geen) Blair

Houston B Blair
Houston Boyd Blair

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Teresa Joyce (Geen) Blair and husband Houston Boyd Blair** 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 foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 25 day of April, 2013

Jodie Pelley
Notary Public

My Commission Expires: 2/20/16

JODIE PELLEY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $157,650.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Heather Moore
Affiant

Subscribed and sworn to before me this 25 day of April, 2013.

Jodie Pelley
Notary Public

My Commission Expires: 2/20/16

JODIE PELLEY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

MAP AND PARCEL NUMBERS: 30-108.00

ADDRESS NEW OWNER:
4949 Laws Road
Whites Creek, TN. 37189

SEND TAX BILLS TO THE SAME ADDRESS