WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/04 14:53 2pgs
Fees:13.00 Taxes:479.15

20040805-0094456

RACHEL DALLAS
NOTARY PUBLIC
Notary Public At Large
03-19-2006
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$129,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 3-19-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Markus Scott Blackburn	Suntrust Mortgage, Inc.	147-10-0-088.00
(NAME)	(NAME)	
623 Durrett Drive	201 Fourth Ave. N/7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, **James Christopher Holbrook, and wife Andrea D. Holbrook**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Markus Scott Blackburn, and wife Rebekah Jeanine Blackburn, a/k/a Becca Blackburn**, 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. 9 on the Plan of Whispering Hills, Section 1, as of record in Plat Book 2331, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Christopher Holbrook and wife, Andrea D. Holbrook by deed from Allen O. Wright and wife, Deborah M. Wright dated September 30, 1997 and filed for record in Book 10635, page 738, Register's Office for Davidson County, Tennessee.

The property described herein is subject to:

1. 2004 Taxes and subsequent years, a lien not yet due and payable.
2. Any and all matters as shown on the plan of record in Plat Book 2331, page 82, Register's Office for Davidson County, Tennessee.
3. Restrictions as of record in Book 2481, page 499, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 623 Durrett Drive, Nashville, TN 37211

(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 our hands this 15th day of July, 2004.

James Christopher Holbrook

Andrea D. Holbrook

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 James Christopher Holbrook, and wife Andrea D. Holbrook, the bargainer, 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 15th day of July, 2004.

Commission expires: 3-19-06

Notary Public

RACHEL DALLAS
COMMISSION EXP
Notary Public At Large
03-19-2006
RUTHERFORD COUNTY, TN