(1)

WARRANTY DEED

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Davidson County DEEDWARR
Recvd: 02/23/05 13:25 2 pgs
Fees:13.00 Taxes:353.35

20050223-0019729

JUDITH G. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00

John D Blonshine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. 18th day of Feb 2005

Judith G Jacobs
Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 501 S Perimeter Park, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Blonshine	John D. Blonshine	096--16-0/045.00CO
(NAME) 501 Lakebrink Court	(NAME) 501 Lakebrink Court	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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, **Wanda J. Binkley, nka Wanda J. Abbott and husband Larry D. Abbott**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John D. Blonshine, 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 Unit 45 of the first revision phase one section two Larchwood Planned Unit Development of record in Plat Book 6200, page 347 Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description

Being the same property conveyed to Wanda J. Binkley and Larry D. Abbott from Wanda J. Binkley by Quitclaim Deed dated July 13th, 1998 Register's Office of Davidson County, Tennessee.

The 2005 County Taxes have been prorated and assumed by the Grantee

Subject to restrictive covenants of record in Book 6767, page 385 and Book 6391, page 449 and Book 6299, page 152 , Book 6299, page 166, Book 6301, page 82, Book 6301, page 96 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Plat Book 6200, page 347 Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 501 Lakebrink Court, Nashville, TN 37214
(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 the 18th day of February 2005..

Wanda J. Binkley nka Wanda J. Abbott

Larry D. Abbott

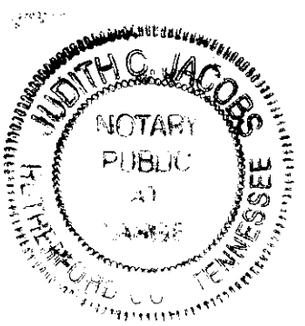
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and state, the within named Wanda J. Binkley nka Wanda J. Abbott and Larry D. Abbott the bargainor (s), 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 18th day of February, 2005.

Commission expires: March 15, 2008



Judith C. Jacobs Notary Public