Davidson County DEEDWARR
Recvd: 03/15/06 12:05 2 pgs
Fees:13.00 Taxes:932.40

20060315-0029832

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~November 30, 2009~~ March 21, 2007

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 390 Mallory Station Road, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ed Tignor	Chase Bank USA, N.A.	75-120E-00100CO
(NAME) 1001 Tulip Blossom Drive	(NAME) 1400 E. Newport Center Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Deerfiled Beach, FL 33442	
(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,

BLOSSOM TRACE, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ED TIGNOR,

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:

Lot 1, Blossom Trace, as shown on plat of record in Plat 20010920-0101745, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ed Tignor by deed from Blossom Trace, LLC, of record in Instrument Number 20010605-0058126, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1001 Tulip Blossom Drive, Hermitage, TN 37076

(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 3rd day of March, 2006.

Blossom Trace, LLC
By: James David Carter
James David Carter, Chief Manager

Attest:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James David Carter with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Chief Manager of **BLOSSOM TRACE, LLC**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **BLOSSOM TRACE, LLC** by him/herself as Chief Manager.

Witness my hand and official seal at Brentwood , Tennessee this 3rd day of March, 2006

Commission expires: ~~November 30, 2009.~~
7/21/07

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public