WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/06 15:27 2 pgs
Fees:13.00 Taxes:3329.63

20060317-0031277

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nord Bathon	Wells Fargo Bank, N.A.	130-8-37
(NAME)	(NAME)	
4328 Estes Road	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Minneapolis, MN 55467-8000	
(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, **Frank M. Blackwell III and wife, Christy Reed Blackwell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nord Bathon and wife, Dorothy Bathon,** 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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of part of Lot Nos. 1 and 2 and all of Lot 3 of the Comptonwood Subdivision, as of record in Book 6050, page 258, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof dated July 26, 2002.

Being the same property conveyed to Frank M. Blackwell, III and wife, Christy Reed Blackwell by deed from Phillip P. Porch, III and wife, Linda P. Porch of record in Instrument No. 20020730-0091125 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4328 Estes Road, Nashville, TN 37215

(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 March, 2006.

Frank M. Blackwell III

Christy Reed Blackwell

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 Frank M. Blackwell III and wife, Christy Reed Blackwell, the bargainors, 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 March, 2006.

Commission expires:



My Commission Expires JULY 21, 2007

Notary Public