Davidson County DEEDWARR
Recvd: 04/07/06 14:46 2 pgs
Fees:13.00 Taxes:492.10
20060407-0040667

**THIS INSTRUMENT PREPARED BY:**
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 23650S

**MAP/GROUP/PARCEL:** 61-11/12

**NEW OWNER'S NAME AND ADDRESS:**
EMILY C. SALZER AND JASON P. SALZER
916 MCMAHAN AVENUE
Nashville, TN 37216

**SEND TAX BILLS TO:**
COUNTRYWIDE HOME LOANS
750 OLD HICKORY BLVD STE 180
BRENTWOOD, TN 37027

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, STEVEN D. BLAIR, UNMARRIED, hereinafter called Grantor, does hereby transfer and convey unto, EMILY C. SALZER AND HUSBAND JASON P. SALZER, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

**LAND in Davidson County, Tennessee, being Lot No. 17, on the Plan of Phillips Subdivision, as shown on plat of record in Plat Book 2083, page 41, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Said Lot No. 17 fronts 60.95 feet on the southerly side of McMahon Avenue and runs back 151.68 feet on the westerly line and 190.45 feet on the easterly line to a dead line in the rear and measures 60 feet thereon.**

**Being the same property conveyed to Steven D. Blair in Instrument 20010328-0029861 recorded 3/28/2001, Register's Office for Davidson County, Tennessee.**

The subject property is improved property known as 916 MCMAHAN AVENUE, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns

against the lawful claims of all persons whatsoever.

STEVEN D. BLAIR

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

PERSONALLY appeared before me, the undersigned authority, STEVEN D. BLAIR, UNMARRIED, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 3rd day of April, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2008

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

The actual consideration or value whichever is greater for this transfer is ~~$130,500.00~~ $133,000.00 ELS.

AFFIANT

Sworn to and subscribed before me, this the 3rd day of April, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2008