WARRANTY DEED

AMY BETH ELMORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires MAR. 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,900.00

Donna Pierce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2006.

Amy Beth Elmore
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy D. Givens	Franklin American Mortgage Co.	119-3-53
(NAME) 1407 Sevier Court	(NAME) 501 Corporate Centre Dr, Ste 400	
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Franklin, TN 37067	
(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, Amos J. Blake, Jr. and Charles R. Blake, Co-Executors for the Estate of Amos J. Blake, Sr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracy D. Givens, 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:

Land in Davidson County, Tennessee, being Lot 27, on the Plan Crescent Heights Subdivision, as shown of record in Plat Book 2331, Page 106, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amos J. Blake, Sr., by deed of record in Instrument No. 20040630-0077993, Register's Office for Davidson County, Tennessee. Amos J. Blake, Sr. having since died testate leaving Amos J. Blake, Jr. and Charles R. Blake, to sign as co-executors of the estate as agreed in order approving the sale of property reference probate number 05P-1056, Davidson County Probate Court.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 127 Stirton Road, 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.

Davidson County DEEDWARR
Recvd: 05/31/06 13:48 2 pgs
Fees:13.00 Taxes:291.93
20060531-0063854

Witness my hand this 24th day of May, 2006.

Amos J. Blake, Jr. Co-Executor for the Estate of Amos J. Blake, Sr.

Amos J. Blake Jr. Co-Executor 5-24-06

Charles R. Blake, Co-Executor for the Estate of Amos J. Blake, Sr.

Charles R Blake Co-Executor 5-24-06

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of May, 2006, before me, personally appeared Amos J. Blake, Jr. as Co-Executor of the Estate of Amos J. Blake, Sr. to me known to be the person described n and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 24th day of May, 2006.

Commission expires: 5/28/06

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

La Trece McAdoo

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of May, 2006, before me, personally appeared Charles R. Blake, Co-Executor of the Estate of Amos J. Blake, Sr. , to me known to be the person described in and who executed the foreoing instrument, and who acknowledged the execution of same to be his fee act and deed.

Witness my hand and official seal at Nashville, Tennessee this 24th day of May, 2006.

Commission expires: 5/28/06

La Trece McAdoo

Notary Public

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006