Davidson County DEEDWARR
Recvd: 07/31/06 13:25 2 pgs
Fees:13.00 Taxes:277.50

20060731-0092408

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP
John B. Blanks, II	John B. Blanks, II	172-06-0
325 Burgundy Hill Trail	325 Burgundy Hill Trail	GROUP
Nashville, Tennessee 37211	Nashville, Tennessee 37211	PARCEL 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy Five Thousand Dollars and Zero Cents ($75,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John B. Blanks and Marilyn L. Blanks, Trustees of the John B. Blanks and Marilyn L. Blanks Revocable Living Trust, with full power and authority to sell, transfer and convey without joinder of any other party or beneficiary, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John B. Blanks, II and wife, Karen Blanks, 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 that certain tract or parcel of land known as the Reserved Parcel, Section 3, The Highlands, as of record in Book 5050, page 14, Register's Office for Davidson County, Tennessee, and more particularly described on the Maps of the Tax Assessor's Office for Davidson County, Tennessee, as Parcel 33 on Map 172-6, both of which reference is hereby made for a more complete legal description.

BEING the same property conveyed to John B. Blanks and Marilyn L. Blanks, Trustees of the John B. Blanks and Marilyn L. Blanks Revocable Living Trust by Quitclaim Deed dated February 19, 1999, from John B. Blanks and wife, Marilyn L. Blanks of record in Book 11350, page 224, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been assumed by the Grantees herein.

This is:

unimproved ☒

improved ☐ property, known as 6040 Frontier Lane, Nashville, Tennessee 37211

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 as Trustees, but not further otherwise, do covenant with the said Grantees that we as Trustees 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 as Trustees do further covenant and bind ourselves, our successors 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 claiming the same from, through or under us, but not further or otherwise

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 my hand this 28th day of July, 2006.

John B. Blanks, Trustee

Marilyn L. Blanks, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Mitchell A. Watts, a Notary Public of the State and County aforesaid, personally appeared John B. Blanks and Marilyn L. Blanks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustees of The John B. Blanks and Marilyn L. Blanks Revocable Living Trust and that they as such Trustees, executed the foregoing instrument for the purposes therein contained, by signing as Trustees of the John B. Blanks and Marilyn L. Blanks Revocable Living Trust.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY