WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/06 10:52 2 pgs
Fees:13.00 Taxes:740.00

20060906-0109966

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2006.

Susan B. Mott
State of Tennessee
Notary Public
Williamson County

Notary Public

MY COMMISSION EXPIRES: 1-16-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

20060269

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duane Blevins	Duane Blevins	
(NAME) 815 Kendall Drive ~~5577 Knob Road~~	(NAME) same	103-00-0 217.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ~~TEN~~ TWO HUNDRED THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tammie L. Bain, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Duane Blevins and Kathryn Blevins, 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: hlb

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Brookside Court as of record in Plat Book 1424, Page 145, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Tammie L. Bain, by Deed from Edward A. Hadley and wife, Jennifer P. Hadley, dated October 6, 2003, filed for record on October 8, 2003, of record in Instrument Number 200310080149420, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 5577 Knob Road, Nashville, TN 37209

(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.

hlb

Witness my hand this ~~1st day of September~~ 30th day of August, 2006.

30 August 2006
Tammie L. Bain

STATE OF Oregon

COUNTY OF Lane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tammie L. Bain the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood, Tennessee~~ Eugene Oregon this 30th day of August ~~1st day of September~~, 2006.

Commission expires: 11/20/06

Dustin Hahn

Notary Public

OFFICIAL SEAL
DUSTIN HAHN
NOTARY PUBLIC - OREGON
COMMISSION NO. 363231
MY COMMISSION EXPIRES NOVEMBER 20, 2006

RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027