Record & Return to:
First Title and Escrow Company, Inc.
FTEC #26383 File Box 9B

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Davidson County DEEDWARR
Recvd: 04/02/07 15:01 3 pg
Fees:18.00 Taxes:1635.40
20070402-0039228

**ADDRESS NEW OWNER:**
**Stephen D. Blanchard**
**217 Chestnut Hill Drive**
**Nashville, Tennessee 37215**

**SEND TAX BILL TO:**
**Mortgagee**

**MORTGAGEE:**
**SunTrust Mortgage, Inc.**
**P. O. Box 57028**
**Irvine, CA 92619**

**MAP** 116-8
**GROUP** G
**PARCEL** 217.00 CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Diane D. Reese, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Stephen D. Blanchard and wife, Sarina P. Blanchard**, 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:

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **217 Chestnut Hill Drive, Nashville, Tennessee 37215.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 my hand this the **29th** day of **March, 2007.**

**Diane D. Reese**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Diane D. Reese**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of March, 2007.

Robert M. Loffi
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $442,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day
of March, 2007.

NOTARY PUBLIC

My Commission Expires:

CHRISTINA M. READ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of (2nd Revision) Chestnut Hill Condominiums (Sugartree Phase #V), of record in Plat Book 5200, page 537, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Chestnut Hill, a horizontal property regime established by Master Deed of record in Book 5560, page 763, said Register's Office.

Being the same property conveyed to Stephen R. Huey and Diane D. Reese, both unmarried, as Tenants in Common with rights of survivorship by Warranty Deed dated May 30, 2003 from Candice L. Bolin and husband, Steven L. Bolin of record in Instrument No. 20030609-0079219, Register's Office for Davidson County, Tennessee.

Being further conveyed to Diane D. Reese by Quitclaim Deed from Stephen R. Huey, unmarried, of record in Instrument No. 20041213-0147606.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. By-Laws of The Association of Owners of Chestnut Hill, of record in Book 5560, page 772, Register's Office for Davidson County, Tennessee.
3. Easement to Middle Tennessee Electric Membership Corporation of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Chestnut Hill, of record in Book 5560, page 763, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 5200, page 537, Register's Office for Davidson County, Tennessee.