File No. 270301023

WARRANTY DEED

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 10-12-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/26/07 10:41 2 pgs
Fees:13.00 Taxes:518.00
20070426-0049759

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Blonshine	Lehman Brothers Bank, FSB	064120A61600CO
(NAME) 616 Weatherbeaten Place	(NAME) 400 Professional Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Gaithersburg, MD 20879	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Keith Overstreet, and wife Karen Overstreet, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Blonshine, an unmarried man, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, TN, described as Unit 616 Fox Run Condominium Apartments, a Horizontal Property Regime, located on Weatherbeaten Place Davidson County, TN, as shown o the plat of Fox Run, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1 Condominium Apartments, recorded in Plat Book 6250, page 118, said Register's Office, and described in a Master Deed recorded in Book 5535, page 713, as corrected in Book 5895, page 516 and Book 5936, page 301, and amended in Book 6370, page 817 and Book 8510, pages 92 and 95, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Fox Run Condominium Apartments contained in the Master Deed recorded in Book 5535, page 713, as corrected in Book 5895, page 516 and Book 5936, page 301, and amended in Book 6370, page 817 and Book 8510, pages 92 and 95, and By-Laws recorded in Book 4956, page 590, as amended in Book 5174, page 609, Book 5896, page 1 and Book 8510, page 100, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Keith Overstreet and wife, Karen Overstreet by deed from Susie Edwards, a Widow, unmarried and Robert Pennington of record in Instrument No. 20030127-0010666, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6250, Page 118, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 616 Weatherbeaten Place, Hermitage, TN 37076

(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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/our hands this 19th day of April, 2007.

Keith Overstreet

Karen Overstreet

Karen Overstreet

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Keith Overstreet and Karen Overstreet the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of April, 2007.

Commission expires: 10-12-08

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 270301023

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122