File No. 270302024

WARRANTY DEED

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

M. Tenae Blackburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2007.

Laura A Moore
Notary Public

MY COMMISSION EXPIRES: April 7 2009
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/30/07 13:43 2 pgs
Fees:13.00 Taxes:2368.00
20070430-0051198

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth G. Blackburn	ComUnity Lending, Inc., a California Corporation	Map 064-03-0B-086.00
(NAME) 1213 Pointe Place	(NAME) 1432 North Great Neck Road	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Virginia Beach, VA 23454	
(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, Lisa Millican Moore Ewing and husband, Ben Ewing, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth G. Blackburn and M. Tenae Blackburn, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 239 on the Final Plat of Phase Six Section One Brandywine Pointe (A Planned Unit Development), as of record in Plat Book 7900, Page 805, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lisa Millican Moore by quitclaim deed from John David Moore recorded on 01/31/2003 of record in Instrument No. 200301310013937, Register's Office for said County. Lisa Millican Moore is now remarried and is now known as Lisa Millican Ewing.

Ben Ewing joins in this conveyance to convey any and all rights he may have in this property.

Restrictive Covenants of record in Book 9576, Page 846; Book 9776, Page 427; Book 10447, Page 711; Book Book 10684, Page 324; 8120, Page 170; Book 8671, Page 484; Book 8695, Page 379; Book 9010, Page 627; Book 9145, Page 957; Book 9485, Page 885; Register's Office of said County.
Easement as shown of record in Book 11108, Page 555, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8637, Page 563; Book 9013, Page; and Book 39, Book 9117, Page 77, Register's Office for 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 1213 Pointe Place, Old Hickory, TN 37138

(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), THEIR 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), 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/our hands this 16th day of April, 2007.

Lisa Millican Moore Ewing

Lisa Millican Moore Ewing

Ben Ewing

Ben Ewing

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lisa Millican Moore Ewing and Ben Ewing, 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 Mt. Juliet, Tennessee, this 4/16/2007.

My Commission Expires:
April 7 2009

Laura A Moore
Notary Public

File Number: 270302024

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

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.