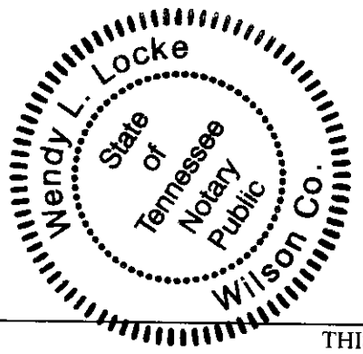
File No. 70269

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 6-9-07
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laralyn Drew	Countrywide Home Loans	063 16 0A 036.00
(NAME)	(NAME)	
633 Granwood Boulevard	4500 Park Granada MSN SV8-314	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joe T. Blaylock II and wife, Linda D. Blaylock, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laralyn Drew, an unmarried woman, 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 ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 633 Granwood Boulevard, 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 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.

Witness our hands this 27th day of April, 2007.

Joe T. Blaylock II

Linda D. Blaylock

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe T. Blaylock II and wife, Linda D. Blaylock, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of April, 2007.

Commission expires:

11-22-08



Notary Public

Davidson County DEEDWARR
Recvd: 05/03/07 12:34 2 pgs
Fees:13.00 Taxes:637.88

20070503-0053223

File No. 70269

EXHIBIT A

Being Lot No. 182 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Book 6900, Page 405 as amended in Book 6900, page 550 thru 552 and Corrected in Book 7462, Page 445 and Book 8110, Page 401, amended in Book 8181, Page 112, 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 Joe T. Blaylock II and wife, Linda D. Blaylock by deed from James C. Mills and wife, Carla R. Mills, dated December 27, 2000 and recorded on December 29, 2000 in Instrument No. 20001229-0127618, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7351, page 852, Book 7451, page 739 and Book 8336, page 393, said Register's Office.

Charter of record in Book 7431, page 204, said Register's Office.

Warranty deed of Flowage Easement Chitwood Downs to U.S.A. Flood Cheatham Lock and Dam Project of record in Book 2247, page 75, said Register's Office.

Easement to C. Hooper Development Co. of record in Book 7460, page 930 and Book 7489, page 515, said Register's Office.

Easement for public utilities of record in Book 8007, page 235, said Register's Office.

Agreement for Dedication of Easement and Public Utilities of record in Book 8657, page 179, said Register's Office.

Easement to Fox Ridge Homes, Inc. for ingress and egress of record in Book 8739, page 991, said Register's Office.

Quitclaim deed from Barclays to Hampton Park Homeowners Association for Open Space and Flood Plan of record in Book 8207, page 276, said Register's Office.

Deed from Homeowners Association to John and Judith Butler (1 AC) of record in Book 8951, page 797, said Register's Office.