Davidson County DEEDWARR
Recvd: 09/28/07 10:03 2 pgs
Fees:13.00 Taxes:1013.80
20070928-0115665

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of September, 2007.

Notary Public

My Commission Expires: 7-19-08

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
David C. Kunkel and Nancy S. Kunkel
7425 Somerset Place
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
141-15-D-069.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bobby W. Blackmon and spouse, Linda Blackmon** hereinafter referred to as Grantors, hereby transfers and conveys to **David C. Kunkel and wife, Nancy S. Kunkel,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Resubdivision of Lots 67-73, 121-137 and a portion of open space, Phase II, "Sheffield" on the Harpeth, of record in Book 6900, Page 985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bobby W. Blackmon and spouse, Linda Blackmon by Warranty Deed from Irving Lazar and Jules M. Marquart of record in Instrument No. 20030507-0060670, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 985, Register's Office for Davidson County, Tennessee.

Restrictive Covenants/Declaration of Covenants, conditions and Restrictions of record in Book 692, Page 900, Book 7145, Page 954, Book 7145, Page 964, Book 8146, Page 463, Book 8276, Page 238 and in Book 8505, Page 598, and in Book 8747, Page 97, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7425 Somerset Place, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 26th day of September, 2007.

Bobby W. Blackmon

Linda Blackmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bobby W. Blackmon and Linda Blackmon, 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 this 26th day of September, 2007.

Notary Public

My Commission Expires: 10/10/09

CERTIFICATE OF AUTHENTICITY

I, Casey M. Fisher, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Casey M. Fisher

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Casey M. Fisher, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 7-19-08

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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