WARRANTY DEED

Notary Seal present, but could not be reproduced.

Davidson County Register of Deeds

Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$338,000.00**

Helen T. Schley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen T. Schley **Cooper Schley**	**Webster Bank, N.A.**	**131-3-F-4CO**
(NAME) **107 Oak Meadows Lane**	(NAME) **609 West Johnson Avenue**	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Cheshire, CT 06410**	
(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, **Rudell Blalock, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Helen T. Schley and Cooper Schley, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot Number 107 together with the appurtenant interest in the common element of the Oak Meadows Homeowners Association, established by a Master Deed of record in Book 6441, page 69 as amended in Book 7395, page 398 and recorded in Book 7444, page 448 and being depicted in the Site Plan attached as Exhibit "C" to the said Master Deed, in the Office of the Register of Deeds for Davidson County, Tennessee.

Being the same property conveyed to Rudell Blalock by deed dated January 6, 2006 from Stan Smith, Successor Trustee, of record in Instrument No. 20060111-0004215, said Register's office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **107 Oak Meadows Lane, Nashville, TN 37215**

(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 my hand this 14th day of December, 2007.

Rudell Blalock by Mary Ann Lawson, her attorney in fact

attorney in fact

Davidson County DEEDWARR
Recvd: 12/18/07 12:57 2 pgs
Fees:13.00 Taxes:1250.60

20071218-0145255

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mary Ann Lawson and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Rudell Blalock, being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14TH DAY OF DECEMBER, 2007.

Commission expires:

Notary Public



Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds