(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 4/8/08 (AFFIX SEAL)

return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064
Davidson County DEEDWARR
Recvd: 02/21/08 10:53 2 pgs
Fees:13.00 Taxes:2257.00

20080221-0016955

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Hood		Map 117-13-B
(NAME) 406 Hyde Park	(NAME) Same	Parcel 11
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **WILLIAM M. BLACKIE, JR. AND WIFE, LINDA G. BLACKIE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HENRY S. HOOD AND WIFE, SARAH HOOD,** 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 No. 406 on the Plan of Abbottsford, Phase One, of record in Plat Book 6250, pages 419-421, amended in Book 6653, page 134, Book 6771, page 683, and Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William M. Blackie, Jr. and wife, Linda G. Blackie by deed dated June 9, 1992 from Thomas E. Batey and wife, Bonnie T. Batey of record in Book 6850, page 612, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 6250, pages 419-421, said Register's Office; (c) Waterline easement of record in Book 1286, page 690 and Book 1037, page 572, said Register's Office; (d) Stormwater easement of record in Book 6555, page 328, said Register's Office; (e) Sewer easement of record in Book 6974, page 909 and Book 6974, page 961, said Register's Office; (f) Gas line easement of record in Book 6928, page 934, said Register's Office; and (g) restrictive covenants of record in Book 6537, page 303, Book 6478, page 117, Book 6530, page 242, Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Instrument No. 20010330-0030930, Instrument No. 20010502-0045152, and Instrument No. 20010514-0049648, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 406 Hyde Park, Nashville, Tennessee 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 our hands this 15th day of February, 2008.

William M. Blackie, Jr.

Linda G. Blackie

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 William M. Blackie, Jr. and Linda G. Blackie, the bargainor, 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 at Nashville, Tennessee this 15th day of February, 2008.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011