Davidson County DEEDWARR
Recvd: 05/28/08 10:08 3 pgs
Fees:18.00 Taxes:601.99
**20080528-0054176**

LISSA GROOM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

State of Tennessee
County of ~~Davidson~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is **$162,700.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2008.

Notary Public

My commission expires: 10-30-08
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Donald Blanchard** | Franklin American Mortgage | 098-01-0-087.00 |
| **5113 Roxborough Drive** | 501 Corporate Centre Dr #400 | |
| **Hermitage, TN 37076** | Franklin, TN 37067 | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Mary Neligan Sullivan, a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Donald Blanchard,** and Robin Blanchard, Husband & Wife

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:

BEING Lot No. 89 on the plan of Roxborough Subdivision, of record in Book 5200 page 63 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Mary Neligan Sullivan, by instrument executed March 14, 1996, which is of record in Book 10205 page 170, Register's Office for Davidson County, Tennessee.

This is improved property known as **5113 Roxborough Drive, Hermitage, Tennessee 37076**

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 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 convenant 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/our hand(s) this 22nd day of May, 2008.

Mary Neligan Sullivan

**Mary Neligan Sullivan** Single

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, **Mary Neligan Sullivan,** the within named bargainor, with whom I am personally acquainted (or who 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, at office, this **22nd** day of **May, 2008.**

William B. Gregory

**Notary Public**

**My Commission Expires:** 3-30-2010



## CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WILSON COUNTY
LISSA GROOM
NOTARY PUBLIC
STATE OF TENNESSEE
(SEAL)

Notary Public

My Commission Expires: 12/30/2008

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