Davidson County DEEDWARR
Recvd: 07/03/08 08:27 2 pg
Fees:13.00 Taxes:629.00

20080703-0068735

# WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF June, 2008.

Notary Public

G-VRE-08-618

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Blaine Enterprise, LLC | Blaine Enterprise, LLC | |
| 618 Skyview Drive | (NAME) 94 Victoria Park ~~618 Skyview Drive~~ | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Nashville, TN ~~37209~~ 37205 | 83-1-350.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEANINE STINSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BLAINE ENTERPRISE, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 40, ROLLING ACRES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 34, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DERELL STINSON AND WIFE, JEANINE STINSON BY WARRANTY DEED FROM MICHAEL DIMARCO AND WIFE, HAYLEY DIMARCO, RECORDED ON THE 1ST DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040901-0106083, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALSO, BEING THE SAME PROPERTY CONVEYED TO JEANINE STINSON BY QUITCLAIM DEED FROM DERELL STINSON RECORDED SIMULTANEOUSLY HEREWITH AS INSTRUMENT NUMBER 20080703-0066733 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 618 Skyview Drive, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 13th day of June, 2008.

Jeanine Stinson by Yocia Flowers Atty in Fact

Jeanine Stinson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanine Stinson, the within named bargainor, 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 the 13th day of June, 2008.

Notary Public

My Commission Expires: 1/9/2012

(SEAL)

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

State of Tennessee
County of Davidson

Before me, the unddrsigned, a Notary Public in and for said County and State, personally appeared Yocia Flowers, to me known to be the person who executed the foregoing instrument on behalf of Jeanine Stinson and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this the 13th day of June 2008.

Notary Public

My Commission Expires 1/9/12

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012