WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/08 13:16 2 pgs
Fees:13.00 Taxes:917.60
20080721-0074581

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 04/22/09
(AFFIX SEAL)

LARRY WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph T. Blanton	SunTrust Mortgage, Inc.	0961010200
(NAME)	(NAME)	
2730 Bluefield Avenue	401 Commerce Street, Suite 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37219	
(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, Tiffany Lee and husband, Jeremy Lee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph T. Blanton and wife, Sabrina S. Blanton, 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 the East 75 feet front and 60 feet rear of Lot No. 23 on the Map of Bluefields, as of record in Book 843, Page 16, of the Register's office for Davidson County, Tennessee. Said part of said lot fronts 75 feet on the Northerly side of Bluefield Avenue and runs back 237.3 feet on the easterly line and 237 feet more or less on the westerly line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Tiffany Lee, a married woman, by Warranty Deed dated November 10, 2001 from Hugh H. Freeman and wife, Ruth B. Freeman. of record in Instrument No. 20011115-0125657, Register's Office for Davidson County, Tennessee. Said deed erroneously referred to property as Lot No. 25 and herein property is properly referred to as Lot No. 23.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2730 Bluefield Avenue, Nashville, TN 37214

(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 18th day of July, 2008.

Tiffany Lee

Jeremy Lee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tiffany Lee and Jeremy Lee, 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 Franklin, Tennessee this 18th day of July, 2008.

Commission expires: November 14, 2009

Notary Public

