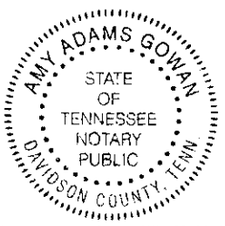
| WARRANTY DEED<br>BOX 10-A<br><br><br>My Commission Expires NOV. 22, 2010 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,866.00<br>Patrick Blakeley<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2008.<br>Amy Adams Gowan<br>Notary Public<br>(AFFIX SEAL) |
|---|---|

**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 |
|---|---|---|
| Patrick Blakeley and Summer Blakeley | Guaranty Trust Company | |
| (NAME)<br>304 Garrett Drive | (NAME)<br>316 Robert Rose Drive | 147-1-246 |
| (ADDRESS)<br>Nashville, TN 37211 | (ADDRESS)<br>Murfreesboro, TN 37129 | |
| (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, I, **ALEX A. LIPSITZ, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK BLAKELEY AND WIFE, SUMMER BLAKELEY,** 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. 168 on the Plan of Caldwell Hall, Section 1, Revised, of record in Plat Book 2900, page 58, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Alex A. Lipsitz, unmarried by deed from Jan L. Peace, unmarried, dated March 10, 2008, of record as Instrument No. 20080311-0024579, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jan L. Peace, unmarried by deed from Dennis Ray Shepherd and Elizabeth Faye Shepherd, dated July 30, 1997, of record in Book 10551, page 898, 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 2900, page 58, said Register's Office; and (c) restrictive covenants of record in Book 2929, page 117 and Book 2997, page 93, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 304 Garrett Drive, Nashville, TN 37211
(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 I covenant with the said GRANTEES that I am 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 I further covenant and bind myself, my 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.

Davidson County DEEDWARR
Recvd: 09/30/08 11:17 2 pgs
Fees:13.00 Taxes:846.80
20080930-0099089

Witness my hand this 29th day of September, 2008.

Alex A. Lipsitz

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 Alex A. Lipsitz, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of September, 2008.

Amy Adams Gowan Notary Public




My Commission Expires NOV. 22, 2010