File No. 280900487

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/08 12:18 2 pgs
Fees:13.00 Taxes:869.13
20081013-0103057

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veronica L. Oates	JPMorgan Chase Bank, N.A.	Map 149-15-0A Parcel 049.00 CO
(NAME)	(NAME)	
424 Edencrest Court	5409 Maryland Way, Suite 202	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, we, **John L. Blankenship and wife, Nora P. Blankenship,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Veronica L. Oates, and husband Eric Oates, and Roscoe A. Ledbetter, married, as tenants in common with expressed rights of survivorship,** 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, and being Lot No. 42 on the Plan of Section Two, Cambridge Forest, of record in Book 9700, pages 672 and 673, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to John L. Blankenship and wife, Nora P. Blankenship by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders of record in Book 11454, Page 679 on April 28, 1999 and filed for record on April 30, 1999, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2009 and subsequent years; Covenants, Conditions and Restrictions as set forth in Book 10332, Page 1 and Book 10774, Page 723, Register's Office for Davidson County, Tennessee; Subject to all matters as set forth per Plat Book 9700, Pages 672-673; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 424 Edencrest Court, Antioch, TN 37013
(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 6th day of October, 2008.

John L Blankenship

Nora P Blankenship

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John L. Blankenship and Nora P. Blankenship, 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 at office this 6th day of October, 2008.

Commission expires:

JENNIFER SHOEMAKER NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires May 30, 2011 DD820926

Notary Public

(seal)

File Number: 280900487

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122