Davidson County DEEDWARR
Recvd: 10/23/08 13:28 2 pgs
Fees:13.00 Taxes:379.25

20081023-0106191

File No. 280900079

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-11-09

(AFFIX SEAL)

DANA P. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amber Blackburn	New Owner	108-16-0-087.00
(NAME)	(NAME)	
1315 Island View Court	"	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	"	
(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, Clayton A. Wyse and Jowanna Wyse, married, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Amber Blackburn, unmarried ** hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

**and Bob Blackburn, married

BEING Lot No. 35-A on the Plan of ZONE LOT DIVISION LOTS 35, 36, 37 OF SECT. 3 OF LAKEVIEW HILLS SUBD., as shown by plat of record in Plat Book 5200, Page 680 (which amends Plat Book 5190, Page 728), of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Clayton A. Wyse by Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington D.C., of record in Instrument No. 20040728-0090625, Register's Office for said County.

Clayton A. Wyse and Clayton A. Wyse, IV are one and the same person.

Subject to all matters as set forth on the plat of record in Plat Book 5200, Page 680, amending Plat Book 5190, Page 728, Register's Office of said County.

Water Easement as shown of record in Book 8377, Page 905, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Book 8377, Page 908, Register's Office for said County.

Restrictive Covenants of record in Book 6156, Page 638, Register's Office of said County.

Jownanna Wyse joins in this conveyance to convey any and all rights she may have in this property.

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 1315 Island View Court, 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 GRANTEE(S), HER 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), HER 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 hands this 29th day of September, 2008.

Clayton A. Wyse

Jowanna Wyse 9/29/08

Jowanna Wyse

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 Clayton A. Wyse and Jowanna Wyse the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this.

Commission expires: June 20, 2011

Notary Public

File Number: 280900079

RETURN TO:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027