WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/09 14:57 3 pgs
Fees:18.00 Taxes:721.50
20090225-0016727

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23RD DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

L. C. CAMPBELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W and B Investment Corporation	Same	Map 168, Parcel 142
(NAME)	(NAME)	
8988 Hester Beasley Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, I/WE, **Timothy Blocksom and wife Beverly Blocksom**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **W and B Investment Corporation**, 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, described according to a survey made by Lewis King, June 7, 1965, as follows:
BEING in the 35th. (old 9th) District of Davidson County, Tennessee, and beginning at an iron pin in the center of the Hester Beasley Road, this corner is also Robert's N. corner;
Thence South 220 1/2 deg. West 256 ½ feet to a concrete stake;
Thence North 69 ½ deg. West 200 feet to another concrete stake on the East side of a deep gulley;
Thence North 23 ½ deg. East 283 ½ feet to an aluminum nail driven in the center of the Hester Beasley road;
Thence with the center of said road South 62 deg. East 200 feet to the beginning containing 1 23/100 acres, more or less.

Being the same property conveyed to Timothy Blocksom and wife, Beverly Blocksom, by Warranty Deed from Lilly Olene King, recorded October 4, 1999, in Book 11687, page 158, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 8988 Hester Beasley Road, Nashville, TN 37221

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, has 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 23rd day of February, 2009.

Timothy Blocksom

Beverly Blocksom

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Timothy Blocksom and Beverly Blocksom**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of February, 2009.

Notary Public

My commission expires: _____

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of IN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).