WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090051680 DEEDWARR
Recvd: 07/31/09 09:03 2 pgs
Fees:13.00 Taxes:926.85
20090731-0071572

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$250,500.00.**

Meredith Boe
Affiant

Subscribed and sworn to before me this 30th day of July, 20 09.

Jenna Williams
Notary Public
My Commission expires: 10/17/09
(Affix Seal)

JENNA WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stephen Hannaway	SurePoint Lending abn First Residential Mortgage Network, Inc.	104-01-0-227.00
208 38th Avenue N.	9721 Ormsby Station Rd., Ste. 107	
Nashville, TN 37209	Louisville, KY 40223	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Samuel Edward Blevins, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stephen Hannaway, unmarried, as to an undivided 50% interest and Nicoll Doramus, unmarried, as to an undivided 50% interest, joint tenants with Rights of Survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 128 and the southerly 12 feet of Lot No. 129 on the plan of West Grove Subdivision, of record in Book 421, page 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot and part of said Lot adjoin and front together 62 feet on the easterly side of 38th Avenue North and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Samuel Edward Blevins, unmarried, by deed from Richard A. Fleming, Jr., married and Benjamin D. Fleming, married, and Richard A. Fleming, married on November 17, 2005, of record in Instrument Number 20051118-0139896, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 109, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 4431, page 68, Register's Office for Davidson County, Tennessee.

This is improved property known as: **208 38th Avenue N., Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 30, 2009.

Samuel Edward Blevins
Samuel Edward Blevins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Samuel Edward Blevins, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 30, 2009

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY