Davidson County DEEDWARR
Recvd: 06/01/10 13:05 3 pgs
Fees:18.00 Taxes:554.63
20100601-0041844

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/18/2011

(AFFIX SEAL)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEIGH A. BLALOCK, unmarried	SunTrust Mortgage, Inc.	
305 Hitt Lane (ADDRESS)	401 Commerce St., Ste. 6100 (NAME)	018-08-0-022.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY C. MCWHIRTER, a married woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LEIGH A. BLALOCK, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 35, AS SHOWN ON THE MAP ENTITLED THE PLAN OF SECTION 1, CONNELL ESTATES, OF RECORD IN PLAT BOOK 2900, PAGE 15, REGISTER S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARY C. MCWHIRTER, BY DEED FROM SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE, OF RECORD AS INSTRUMENT NO. 20100405-0025117, DATED JANUARY 4, 2010, SAID REGISTER S OFFICE.

THIS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 305 Hitt Lane, Goodlettsville, TN 37072
(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 my/our hand(s) this 28th day of May, 2010.

MARY C. MCWHIRTER

WARRANTY DEED
(Continued)

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY C. McWHIRTER, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of May, 2010.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

I, Catherine H. Gwyn, 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

