WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/10 10:10 3 pgs
Fees:18.00 Taxes:832.50
20100610-0045012

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH day of **May, 2010.**

Notary Public

MY COMMISSION EXPIRES: 4-15-12

(AFFIX SEAL)

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nolan Rossi and Nicole Rossi	Farmington Financial	072-04-0-72.00
(NAME) 1702 Stratford Avenue	(NAME) 2323 21st Ave S, Ste 301	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37212	
(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, **Duane Blevins and Anne K. Blevins**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nolan Rossi and Nicole Rossi**, husband and wife, and Robert E. Hard and Darla Hard, husband and wife, 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:

Being Lot No. 2, Block "C" on the Map of Inglewood Terrace of record in Book 1130, page 1, in the Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description.

Being the same property conveyed to Duane Blevins and wife, Anne K. Blevins by Warranty Deed from Betty L. Holt, unmarried, dated October 9, 2009 and recorded in Instrument No. 20091012-0094640, 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 ☒ property, known as 1702 Stratford Avenue, Nashville, TN 37216

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.

Duane Blevins

Anne K Blevins by Duane Blevins her attorney in fact

Anne K. Blevins by Duane Blevins her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Duane Blevins**, 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 day of May 2010.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

On this 30th day of January, 2009, before me, a Notary Public in and for said State and County, duly commission and qualified, personally appeared Duane Blevins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Anne K. Blevins, and who acknowledged that he executed the same as the free act and deed of Anne K. Blevins.

Witness my hand and official seal at ~~Clarksville~~ Nashville, Tennessee, this 14th day of May, 2010.

Notary Public

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I, Hal Wilson, 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 TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 4-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Seal)