WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2010.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY, STATE OF TENNESSEE NOTARY PUBLIC, DAVIDSON COUNTY

DEANIE L. GREGORY, ATTY THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lesley M Thomas	Wells Fargo Bank	108 08 0 007.00
(NAME)	(NAME)	
3401 White Pine Drive	12854 Kenan Dr., 2nd Fl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Jacksonville, FL 32258	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Bluff Haven Realty, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lesley M. Thomas, a married person, 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, being Lot No.167 on the Plan of Larchwood Section 2, as of record in Book 5200, Pages 57,58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Plat Book was erroneously shown as Plat Book 520 in previous deeds. See Surveyor's Certificate of Correction to Section Two, Larchwood, which certificate is of record in Book 5638, Page 483, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Bluff Haven Realty, LLC by Quit Claim Deed from Gary S. Bradshaw and wife Patricia C. Bradshaw of record as Instrument Number 20050128-0010416, Register's Office for Davidson County, Tennessee. Said deed was re-recorded in Instrument Number 20060417-0043562, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF LARCHWOOD, SECTION 2 OF RECORD IN BOOK 5200, PAGES 57, 58 AND 59 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 5479, PAGE 443; BOOK 5681, PAGE 532; BOOK 5688, PAGE 696 AND BOOK 6011, PAGE 130, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 3401 White Pine Drive, 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 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 hand this 4th day of June, 2010.

BLUFF HAVEN REALTY, LLC

BY: _____
Steve Bradshaw, Chief Manager

BILL GARRETT, Davidson County
Trans:T20100036497 DEEDWARR
Recvd: 06/16/10 11:16 2 pgs
Fees:13.00 Taxes:453.25

20100616-0046700

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Steve Bradshaw, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of **Bluff Haven Realty, LLC**, the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Chief Manager.

WITNESS my hand and seal this 4th day of June, 2010.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, Deanie L. Gregory

