Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0101H

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$118,000.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20100066446 DEEDWARR
Recvd: 10/20/10 10:16 2 pgs
Fees:13.00 Taxes:436.60
20101020-0083905

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of October, 2010

Notary Public
Commission Expires: 9.17.2011

ADDRESS OF NEW OWNER:
John D. Blonshine
216 Cumberland Trace
Nashville, TN 37214

SEND TAX BILLS TO:
5th 3rd Mtg
5050 Kingsley Dr.
Cincinnati, OH
45263

MAP & PARCEL
Map 076-16-0A

Parcel 216.00

WARRANTY DEED

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, WE,

Brian P. Maurer unmarried and Diane MacLachlan, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John D. Blonshine, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS 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 all of Unit No. 216 as shown on the Plat of Cumberland Trace, and filed of record in Plat Book 5200, Page 724, together with an undivided membership in the Cumberland Trace Homeowners' Association, and as described in Book 6218, Page 528, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brian P. Maurer, unmarried and Diane MacLachlan, unmarried, by Warranty Deed dated March 29, 2001 from Jane A. Stryker, an unmarried woman, and filed of record in Instrument No. 20010330-0030706, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: 2011 Real Property Taxes for the County of Davidson, and every year thereafter; Subject to any and all matters on plan of record filed in Plat Book 5200, Page 724; HOA undivided interest information filed in Book 6218, Page 528; Subject to Declaration of Covenants, Conditions, Restrictions and By-Laws filed in Book 6218, Page 528, amended in Instrument No. 20090825-0080066, Instrument No. 20040405-0038158; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 216 Cumberland Trace Nashville TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we so covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Signed this the 12 **day of** October, **2010.**

Brian P. Maurer

Diane MacLachlan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian P. Maurer and Diane MacLachlan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 **day of October, 2010.**

Notary Public
Commission Expires:

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014