BILL GARRETT, Davidson County
Trans:T20110011725 DEEDWARR
Recvd: 02/25/11 13:09 3 pgs
Fees:18.00 Taxes:3182.00
20110225-0015656

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0048

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$860,000.00

Affiant

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of February, 2011

Notary Public
Commission Expires: 5-2-11

ADDRESS OF NEW OWNER:
Tim R. Blankenship
1111 Lynnwood Blvd.
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
144-07-0-017.00

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, I/WE,

The Marsden Family Trust, James P. Marsden and Mary Elizabeth Marsden, Trustees, with full power to mortgage, sell, transfer, and convey without the joinder of any beneficiary

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

Tim R. Blankenship and wife, Abbay E. Blankenship

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:

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. 20B on the Plan of Subdivision of Lots 20, 23, 24 and Reserve Parcel, Section three, Chickering Park of record in Book 3842, page 194 Register's Office for said County
to which Plan reference is hereby made for a more complete description thereof. Together with and subject to a private driveway easement as set forth on the Plan of record in Book 3842, page 194, said Register's Office.

Being the same property conveyed to The Marsden Family Trust, James P. Marsden and Mary Elizabeth Marsden, Trustees with full power to mortgage, sell, transfer, and convey without the joinder of any

beneficiary, by QuitClaim Deed, from James P. Marsden and Lisa Marsden, husband and wife, of record in Instrument # 20080507-0047327, Register's Office for Davidson County, Tennessee, dated April 30, 2008.

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: 1111 Lynnwood Blvd. Nashville, TN 37215.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of February, 2011

James P. Marsden, Trustee
The Marsden Family Trust,
James P. Marsden, Trustee

Mary Elizabeth Marsden, Trustee
The Marsden Family Trust,
Mary Elizabeth Marsden, Trustee

STATE OF California
COUNTY OF Los Angeles

Personally appeared before ~~me~~, the undersigned, a Notary Public in and for ~~said~~ County and State, **James P. Marsden, ~~Trustee~~ and Mary Elizabeth Marsden, ~~Trustee~~,** ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence) and who ~~acknowledged~~ that ~~he/she~~/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Burbank, CA
this 22nd day of February, 2011.

Notary Public

Commission Expires: 5-7-

ROBERT E. GETTER
COMM. # 1885468
NOTARY PUBLIC-CALIFORNIA
COUNTY OF LOS ANGELES
MY COMM. EXP. MAY 7, 2014

see attached CA Acknowledgment Certificate
(LG 2-22-11)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On 2-22-2011 before me, Robert E. Getter, Notary Public
(Here insert name and title of the officer)

personally appeared James P. Marsden, Mary Elizabeth Marsden

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

ROBERT E. GETTER
COMM. # 1885468
NOTARY PUBLIC - CALIFORNIA
COUNTY OF LOS ANGELES
MY COMM. EXP. MAY 7, 2014

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date ____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document