# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110014221 DEEDWARR
Recvd: 03/09/11 11:41 2 pgs
Fees:13.00 Taxes:481.00
20110309-0018853

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jonathan Blass | Jonathan Blass | 13302000600 |
| (NAME) | (NAME) | |
| 250 Sunrise Avenue | 250 Sunrise Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Nashville, TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Holly Hooper, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jonathan Blass an unmarried man and Marcus Blass a married man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 20, on the Plan of William Lee's Subdivision of the Roth Property of record in Plat Book 1130, Page 67_, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to HOLLY HOOPER, MARRIED by Deed from CHRISTOPHER A. DANIEL, UNMARRIED, dated 09/29/2000 and filed for record on 10/02/2000 in Instrument No. 20001002-0097289, Register's Office for DAVIDSON County, Tennessee.

**THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:**

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.
Tax Parcel ID No. 13302000600
All matters as set forth per Plat Book 1130, Page 67, said Register's Office.
Restrictions of record in Book 1300, Page 572, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 250 Sunrise Avenue, Nashville, TN 37211

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 March, 2011.

Holly Hooper

State of Tennessee
County of Williamson

Personally appeared before me Holly Hooper, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of March, 2011.

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9/23/13

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**