WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110031119 DEEDWARR
Recvd: 05/25/11 11:10 2 pgs
Fees:13.00 Taxes:625.30
20110525-0040016

KIMBERLY D. HICKS
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 $169,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/12/14

(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
Vernice M. Bryan	Owner @ owners address	13114006300
(NAME) 4724 Benton Smith Rd.	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **Nicholas B. Blanton**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Vernice M. Bryan**, 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 all of Lot No. 337, on the plan of Seven Hills, Section 8, of record in Plat Book 3300, Page 14 and amended in Book 3370, Page 532, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Richard L. Blanton and wife, Patricia Blanton by Deed from Haury & Smith Contractors, Inc., dated 07/11/1962 and filed for record on 07/17/1962 in Book 3405, Page 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia S. Blanton by Deed from Richard L. Blanton, dated and filed for record on 07/06/1992 in Book 8669, Page 173, Register's Office for Davidson County, Tennessee.

The said Patricia S. Blanton died testate on 7/18/2005 devising subject property to Benjamin R. Blanton as evidenced by the Last Will and Testament of Patricia S. Blanton filed in Document No 05P1222, in the Probate Court Clerk's Office for Davidson County, Tennessee.

The said Benjamin Ross Blanton died intestate on 01/13/2010, leaving Nicholas B. Blanton as his sole heir at law as evidenced by Docket 10P287, Clerk's Office for Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.
All matters as set forth per Plat Book 3300, Page 14, Book 3370, Page 532, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metro Government of Nashville of record in Book 4275, Page 523, 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 4727 BENTON SMITH Road, NASHVILLE, TN 37215
(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 23rd day of May, 2011.

Nicholas B. Blanton

State of Tennessee
County of Williamson

Personally appeared before me Nicholas B. Blanton, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of May, 2011.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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