3QB

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110036492 DEEDWARR
Recvd: 06/17/11 15:08 2 pgs
Fees:13.00 Taxes:369.63
20110617-0046782

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-8-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Nelsen	Fidelity Bank Mortgage	04107002700
(NAME)	(NAME)	
1226 Bell Grimes Lane	3 Corporate Square, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Atlanta, GA 30329	
(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, Paul Blalock and wife, Chasity Blalock, F.K.A. Chasity Haynes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Nelsen, an unmarried man, 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:

Located in Davidson County, Tennessee and described as follows;

Land in Davidson County, Tennessee, being part of the West par of Lot No. 3 on the Map of the lands of K.T. Morris, deceased, as of record in Book 57, Page 49, Register's Office for said County, known as Tract No. 2, and described according to an unrecorded survey made by Cantrell, Connell & Morrison, Engineers, February 22, 1958, as follows:

Said Tract No. 2 fronts 68 feet on the northerly side of Bell Grimes Lane and extends back 200 feet on the westerly line and 200 feet on the easterly line to a dead line in the rear, on which it measures 68 feet.

Being the same property conveyed to Paul J. Blalock and Chasity H. Haynes, by deed of record in Instrument No. 20050201-0011494, Register's Office for Davidson County, Tennessee. Chasity H. Haynes now known as Chasity Blalock.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1226 Bell Grimes Lane, Nashville, TN 37207

(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 our hands this 10th day of June, 2011.

Paul J. Blalock

Chasity Blalock

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul J. Blalock and Chasity Blalock 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 purpose therein contained.

Witness my hand and official seal at ~~Nashville~~ LK Smyrna, Tennessee this 10th day of June, 2011.

Commission expires:

Notary Public

Kasey Kolchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County