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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 30079-05-2011**<br>File Box 9-B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $529,900.00.<br>Marvin S. Blair<br>Affiant<br>Subscribed and sworn to before me this 20th day of June, 2011.<br>Notary Public<br>My Commission Expires:<br>GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.<br>My Commission Expires August 23, 2011 |

# WARRANTY DEED

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| **Address New Owner:**<br>Marvin S. Blair, Jr., Joann M. Blair<br>3709 Estes Road<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>USAA Federal Savings Bank<br>10750 McDermott Freeway<br>San Antonio, TX 78288 | **Tax Information:**<br>Map and Parcel No.:<br>116 120 08500 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. Craig Palmer, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marvin S. Blair, Jr. and wife, Joann M. Blair** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3709 Estes Road, Nashville, TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 20th day of June, 2011.

J. Craig Palmer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **J. Craig Palmer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2011.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans:T20110037281 DEEDWARR
Recvd: 06/22/11 09:32 2 pgs
Fees:13.00 Taxes:1960.63
20110622-0047711

# EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly half of Lot No. 6 and the northerly half of Lot No. 7 of Block D on the map of Woodmont Lane Homesites, as of record in Book 1130, page 13, said Register's Office.

Said parts of Lots Nos. 6 & 7 front together 100 feet on the westerly side of Estes Road and run back between parallel lines, 155 feet to a dead line.

Being the same property conveyed to J. Craig Palmer by deed dated February 20, 2004, from Patricia C. Williams Meadows, married, of record in Instrument No. 20040302-0023415, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantees. Map and Parcel No. 116 120 08500.
2. All matters appearing on the Plan of record as Book 1130, page 13, Register's Office for Davidson County, Tennessee.