(2)

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JIM R. VANDERGRIFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

R-VRES-11-1913

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Michael Blankenship | Same | |
| 1913 Ashwood Avenue (ADDRESS) | (NAME) 8214 Moores Lane (ADDRESS) | |
| Nashville, TN 37212 (CITY) (STATE) (ZIP) | Brentwood TN 37027 (CITY) (STATE) (ZIP) | 104-16-119.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHRISTOPHER SAMUEL BASH AND MELISSA EDWARDS WARNER AND JANET BELL TAYLOR, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF OTTO EDWARD BASH, PROBATE DOCKET NO. 10P1003, SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES MICHAEL BLANKENSHIP and wife Heather Marie Blankenship hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 4TH WARD OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 50 FEET OF LOT NO. 74 ON THE REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY.SAID PART OF LOT NO. 74 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ASHWOOD AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ETHEL E. BASH BY WARRANTY DEED FROM W. E. ALBRIGHT AND WIFE, MYRTLE P. ALBRIGHT RECORDED JUNE 27, 1958 IN BOOK 2794, PAGE 111, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ETHEL E. BASH HAVING SINCE DIED. BY LAST WILL AND TESTAMENT OF ETHEL ELLEN LONGWORTH BASH, PROBATE DOCKET NO. 93324, SAID PROPERTY WAS DEVISED TO OTTO EDWARD BASH.

THE SAID OTTO EDWARD BASH HAVING SINCE DIED ON MAY 25, 2010. BY LAST WILL AND TESTAMENT OF OTTO EDWARD BASH, PROBATE DOCKET NO. 10P1003, SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, SAID PROPERTY WAS DEVISED TO CHRISTOPHER SAMUEL BASH, MELISSA EDWARDS WARNER AND JANET T. DOBBS LEE TAYLOR.

THE SAID JANET T. DOBBS LEE TAYLOR IS ONE IN THE SAME AS JANET BELL TAYLOR.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 117; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 1913 Ashwood Avenue, Nashville, Tennessee 37212
(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 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 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.

BILL GARRETT, Davidson County
Trans:T20110038393 DEEDWARR
Recvd: 06/27/11 15:53 2 pgs
Fees:13.00 Taxes:1128.50

20110627-0049121

Witness my/our hand(s) this 24th day of June, 2011.

Estate of Otto Edward Bash

Christopher Samuel Bash

Christopher Samuel Bash

Melissa Edwards Warner

Melissa Edwards Warner

Janet Bell Taylor by Christopher Samuel Bash as Attorney-in-Fact

Janet Bell Taylor by Christopher Samuel Bash as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Christopher Samuel Bash to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Janet Bell Taylor and who acknowledged he/she/they executed the same as the free act and deed of the said Janet Bell Taylor

Witness my hand and official seal, this the 24 day of June, 2011.

Notary Public

My Commission Expires: 10.16.11

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Samuel Bash and Melissa Edwards Warner, the within named bargainor, 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, this the 24 day of June, 2011.

Notary Public

My Commission Expires: 10.16.11

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903