WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/11 09:01 3 pgs
Fees:18.00 Taxes:451.40
20111227-0100367

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **7th** day of **December 2011**.

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek A. Jablonski and Amy D. Jablonski	Pinnacle National Bank	122010A34500CO
(NAME) 226 Buck Run Drive	(NAME) 105 Third Avenue South, Ste 900	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN, 37201	
(CITY) (STATE) (ZIP	(CITY) (STATE) (ZIP	

For and in 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, I, **Brenda Flick Blanco (formerly known as Brenda Flick), married***, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Derek A. Jablonski and Amy D. Jablonski, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit No. 12 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Town home Area of Woodland Point), located on Buck Run Drive, Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Town homes, a Horizontal Property Regime with Private Elements of record as Instrument Number 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants Conditions and Restrictions for Woodland Point Town homes of record as Instrument No. 20020725-0089575, Register's Office of Davidson County, Tennessee, (the "First Supplement", the First Supplement and the Original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made.

Being the same property conveyed to Brenda Flick by Warranty Deed from Karen S. Griggs dated June 23, 2005 and filed of record on June 27, 2005 in Instrument Number 20050627-0073370, Register's Office of Davidson County, Tennessee.

*SUBJECT PROPERTY IS NOT THE PRINCIPAL RESIDENCE NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR'S SPOUSE.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 226 Buck Run Drive, Nashville, TN 37214

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself my 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 my hand this **7th** day of **December, 2011.**

Brenda Flick Blanco

Brenda Flick Blanco

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Brenda Flick Blanco**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **7th** day of **December, 2011.**

Notary Public

My commission expires: 3/18/14

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dawn Chase

Signature

State of TN

County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Laurie M Harris

Notary's Signature

WILLIAMSON CO. TENNESSEE STATE OF NOTARY PUBLIC LAURIE M. HARRIS

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).