WARRANTY DEED

return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **14th** day of **February, 2012**

Notary Public

MY COMMISSION EXPIRES: 5/4/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Daryl Blevins and Joyce Blevins	First National Bank	082120A20700CO
(NAME)	(NAME)	
926 Woodland Street #207	10514 Kingston Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Knoxville, TN, 37922	
(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/WE, James M. Baggett,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **M. Daryl Blevins and Joyce Blevins,** 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. 207 of East End Lofts, Condominium, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of East End Lofts Condominium of record in Instrument Number 20060803-0094710, as amended in Instrument No. 20061018-0129171, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto shown in Exhibit "B", together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan as set out on Exhibit "D" to the Master Deed of East End Lofts Condominium of record in Instrument No. 20060803-0094710 as amended in Instrument No. 20061018-0129171, said Register's Office for a more complete identification and description of said unit and reference is hereby made to the percentage of each units undivided ownership interest in the common elements and voting percentage as set out I Exhibit "E" in said master Deed and amendment to the Master Deed as referenced above.

Being the same property conveyed to James M. Baggett, a single person, by Warranty Deed from East End Lofts, LLC, a Tennessee Limited Liability Company dated May 31, 2007 and filed of record on June 7, 2007 in Instrument Number 20070607-0068215, Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120014980 DEEDWARR
Recvd: 03/01/12 09:02 2 pgs
Fees:13.00 Taxes:536.50
20120301-0017826

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 926 Woodland Street #207, Nashville, TN 37206

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, has 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 **14th** day of **February, 2012**

James M. Baggett

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **James M. Baggett**, 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/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **14th** day of **February, 2012**

Notary Public

My commission expires: 5/4/15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY