RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120033013 DEEDWARR
Recvd: 05/04/12 13:11 2 pgs
Fees:13.00 Taxes:1295.00
20120504-0038653

WARRANTY DEED

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Robin Edwards
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2012.

Tracey Perry
NOTARY PUBLIC

My commission expires: 3-3-15

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John David and Liana Blackburn 905 Green Valley Dr Nashville, TN 37220	New Owner	160050009.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JENNIFER KRAUS THOMAS, SINGLE AND BARRY M. THOMAS, SINGLE** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JOHN DAVID AND LIANA BLACKBURN**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land In Davidson County, Tennessee, being Lot No. 95 of Oak Hill Estates Subdivision, Section One, of record in Plat Book 3700,page 118-120, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and detailed description of said Lot.

Said Lot No. 95 fronts 204.28 feet on the southerly margin of Green Valley Drive and extends back 245.41 on the feet on the westerly line and 455.98 feet on the easterly line, according to said survey, said distance being erroneously shown as 555.98 on said plan, to a dead line in the rear, measuring 243.25 feet thereon.

Being the same property conveyed to Jennifer Kraus Thomas and husband Barry M. Thomas, by Warranty Deed from M. Lawrence Glover and wife, Martha Shirl Glover, dated 10/1/2001, recorded 10/8/2001, of record in Instrument 20011008-0109494, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 905 Green Valley Drive, Nashville, TN 37220.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30 day of April, 2012.

Jennifer Kraus Thomas
JENNIFER KRAUS THOMAS

Barry M Thomas
BARRY M. THOMAS

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jennifer Kraus Thomas and Barry M. Thomas, 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 purposes therein contained.

WITNESS my hand and seal, this the 30th day of April, 2012.

Leslie Garside
Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014