WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120035560 DEEDWARR
Recvd: 05/15/12 09:27 2 pgs
Fees:13.00 Taxes:654.90

20120515-0041791

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of May, 2012

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Ryan Thomas, Elizabeth Patricia Thomas and Florence A. Burgess	SWBC Mortgage Corporation	08405003500
(NAME)	(NAME)	
2604 Tiffany Drive	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Antonio, TX 78216	
(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, **Joanna H. Blackwell, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan Thomas and Elizabeth Patricia Thomas, husband and wife and Florence A. Burgess, unmarried**, 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 Lot No. 12, on the Plan of Tiffany Terrace of record in Book 2854, Page 59, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Monica Len Blackwell by deed from Robert W. Rudolph, dated February 9, 2007 and recorded February 16, 2007 in Instrument No. 20070216-0019849, Register's Office of Davidson County, Tennessee. Further conveyed to Monica Len Blackwell, a single person and Joanna H. Blackwell, a single person, by Quitclaim Deed from Monica Len Blackwell, dated December 11, 2009 and recorded December 21, 2009 in Instrument No. 20091221-0116101, Register's Office of Davidson County, Tennessee. The said Monica Len Blackwell having since died, leaving property vested solely in Joanna H. Blackwell.

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 X property, known as 2604 Tiffany Drive, 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 **4th** day of **May, 2012**

Joanna H. Blackwell

Joanna H. Blackwell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, **Joanna H. Blackwell**, 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 **4th** day of **May, 2012**

Laurie M Harris

Notary Public

My commission expires: 12-10-12

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY