Return To:
[illegible] Law Firm
1804 William[illegible] Ct. Ste 201
Brentwood, [illegible] 37027
615-377-[illegible]

(2)

WARRANTY DEED

ASHLEY S. HEATH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2015~~ 3/18/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John William Downton	New Owner	14701006800
(NAME)	(NAME)	
676 Harding Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Helen M. Blakely, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John William Downton, married, 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 and being Lot No. 487 on the Plan of Caldwell Hall, Section VI, as of record in Plat Book 2900, page 148, Register's Office for said County and reference is hereby made to said plat for a more complete and binding description.

Said Lot No. 487 fronts 80 feet on the north side of Harding Place and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Helen M. Blakely, by deed of record in Book 3649, Page 469, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Caldwell Hall of record in Plat Book 2900, page 148, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 1788, Page 108, Book 3221, Page 6, and amended in Book 3251, Page 543, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 676 Harding Place, Nashville, TN 37211

(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 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, 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 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.

BILL GARRETT, Davidson County
Trans:T20120046982 DEEDWARR
Recvd: 06/26/12 09:34 2 pgs
Fees:13.00 Taxes:564.25

20120626-0055799

Witness my hand this 21st day of June, 2012.

Helen M. Blakely

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen M. Blakely, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 21st day of June, 2012.

Commission expires: ~~July 29, 2013~~

Tahira J. Pyszka Notary Public

Beth Hazelwood Notary Public State of Tennessee Davidson County My Comm. Exp. 3/3/2014