WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120059639 DEEDWARR
Recvd: 08/10/12 13:45 2 pgs
Fees:13.00 Taxes:647.50
20120810-0071725

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
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 $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **8th** day of **August, 2012**

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(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
Charles R. Blackwood, III and Katrina Threlkeld	First Community Mortgage, Inc.	146-12-169.00
(NAME) 379 Barrywood Drive	(NAME) 750 Old Hickory Blvd. Suite 262	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood, TN, 37027	
(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, WE, **Charles Steven Throgmorton and David Alan Throgmorton**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Charles R. Blackwood, III, an unmarried person and Katrina Threlkeld, an unmarried person**, 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. 77 on the Map of a Resubdivision of part of Crievewood, as of record in Book 2330, page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Steven Throgmorton and David Alan Throgmorton by Trustee's Quit Claim Deed from Charles Steven Throgmorton as Trustee of the Mary Charlene Throgmorton Revocable Trust, u/a/d August 20, 2004, said deed dated September 19, 2011, filed September 22, 2011, in Instrument No. 20110922-0073536, Register's Office for Davidson County, Tennessee.

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 379 Barrywood Drive, Nashville, TN 37211

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 **8th** day of **August, 2012**

Charles Steven Throgmorton

Charles Steven Throgmorton

David Alan Throgmorton

David Alan Throgmorton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Charles Steven Throgmorton and David Alan Throgmorton**, 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 **8th** day of **August, 2012**

Laurie M Harris

Notary Public

My commission expires: 12-10-12

