BILL GARRETT, Davidson County
Trans:T20120061482 DEEDWARR
Recvd: 08/17/12 10:08 2 pgs
Fees:13.00 Taxes:791.80
20120817-0073828

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1177**

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/31/2012,** by and between **Chad Crow and Ashley Ingram Crow, husband and wife,** parties of the first part, and **Zachary Blemker, an unmarried individual,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 225 on the Plan of Boone Trace at Biltmore, Section Five of record in Instrument No.200006220062086, Register's Office for Davidson County, Tennessee, to which plan reference is hereby mae for a more complete and accurate legal description.

Being the same property conveyed to Chad Crow, unmarried and Ashley Ingram, unmarried by deed dated December 26, 2007 from Prudential Relocation, Inc. of record as Instrument No. 200802010010816, said Register's Office. And corrected by a Scrivener's Affidavit for the Oath of Consideration in Instrument No. 20080207[illegible]828, said Register's Office.

The said Ashley Ingram is now known as Ashley Crow by virtue of her marriage to Chad Crow.

This conveyance is made subject to: any and all restrictions and easements of record.

Parcel ID # **126-15A-247CO**
☒ Improved OR
☐ Unimproved property located at: **8205 Canoe Court, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Chad Crow

Ashley Ingram Crow

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Chad Crow and Ashley Ingram Crow** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 31st day of July, 2012..

Notary Public

My Commission Expires: 5/16/13

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Owner's Name: **Zachary Blemker**

and Address: **8205 Canoe Court, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 3729

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$214,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 31st day of July, 2012..

Notary Public

My Commission Expires: 6/30/2016

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY