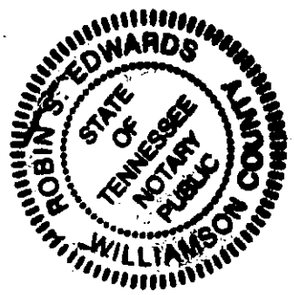
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2015~~ 2/4/2015

(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
Joseph Blackburn and Sarah Blackburn	NEW OWNER	042-07-0A-08.00
(NAME)	(NAME)	
1017 Pewter Court		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, WE, Kenneth C. Sayne and wife, Lauree A. Sayne, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Blackburn and wife, Sarah Blackburn, 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. 326 on the Plan of Heritage Square, Phase Three, of record in Plat Book 5200, page 744, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth C. Sayne and wife, Lauree A. Sayne, by deed of record in Book 10169, Page 959, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Heritage Square of record in Plat Book 5200, page 744, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 6071, Page 766, Book 6122, Page 483, Register's Office for Davidson County, Tennessee. Deed to Heritage Square, Inc. of record in Book 6582, page 422, Register's Office for Davidson County, Tennessee. Charter of Heritage Square, Inc. of record in Book 7894, page 686, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1017 Pewter Court, Madison, TN 37115

(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:T20120066674 DEEDWARR
Recvd: 09/06/12 08:42 2 pgs
Fees:13.00 Taxes:327.45
20120906-0080427

Witness our hands this 28th day of August, 2012.

Kenneth C. Sayne

Lauree A. Sayne

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 Kenneth C. Sayne and Lauree A. Sayne, 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 official seal at Franklin, Tennessee this 28th day of August, 2012.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013