Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2072 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120075287 DEEDWARR
Recvd: 10/04/12 09:28 2 pgs
Fees:13.00 Taxes:547.60

20121004-0090834

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of September, 2012 Notary Public MY COMMISSION EXPIRES: 8/23/16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Daul and Angelin Daul		58-9-A-87.00
(NAME) 1071 Rambling Brooke Rd	(NAME) SAME	
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(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/WE, **David M. Blake, II, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Taylor Daul and Angelin Daul, husband and wife,** 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. 79, on the Plan of Creekside Trails, Phase 4, of record in Instrument Number 20050405-0037383, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to, David M. Blake II, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated January 24, 2006, filed January 26, 2006, in Instrument No. 20060125-0009461, 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 ☑ property, known as 1071 Rambling Brooke Rd, Nashville, TN 37218

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 28th day of September, 2012

X David M. Blake, II

STATE OF North Carolina
COUNTY OF Person

Personally appeared before me, the undersigned authority, David M. Blake, II, 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 28th day of September, 2012

X Faye T Woods
Notary Public

My commission expires: X 1-22-2013

FAYE T WOODS
NOTARY PUBLIC
PERSON COUNTY, NC