WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120075305 DEEDWARR
Recvd: 10/04/12 09:36 2 pgs
Fees:13.00 Taxes:647.50

20121004-0090852

Return To:

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Connie Buchanan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of September, 2012

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Blake	Access National Mortgage	173090A04700CO
(NAME) 7709 Porter House Drive	(NAME) 1800 Robert Fulton Drive Suite 350	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Reston, VA, 20191	
(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, **Stephanie D. Tuttle**, a **single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Douglas Blake, 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 the Unit 45, on the Plan of Revision One, Section Two, Lenox Village of record in Instrument No. 20020731-0091872, 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 Stephanie D. Tuttle by Warranty Deed from NVR, Inc., t/a Ryan Homes, dated April 30, 2003 of record in Instrument No. 20030507-0060880, Register's Office of 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 7709 Porter House 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 **28th** day of **September, 2012**

Stephanie D. Tuttle

Stephanie D. Tuttle

STATE OF ALABAMA
COUNTY OF MADISON

Personally appeared before me, the undersigned authority, **Stephanie D. Tuttle**, 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~~ 27th day of **September, 2012**

Notary Public

My commission expires: 03/27/2016

LIZ LOVE NOTARY PUBLIC ALABAMA STATE