Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brittany Smith 3308 Lakeside Place Hermitage, TN 37076	First Community Mortgage, Inc. 275 Robert Rose Dr. Murfreesboro, TN 37129	086-10-0-104.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of October, 2012.

Notary Public

My Commission Expires: January 11, 2014
(Affix Seal)

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 11/06/12 10:42 3 pgs
Fees:18.00 Taxes:314.50
20121106-0102303

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **James E. Blunkall and Brenda Blunkall, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Brittany Smith, unmarried ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 3-B, SECTION 1, LAKESIDE WOODS ESTATES, LOTS 1 THRU 5, ZONE LOT DIVISION (ERRONEOUSLY REFERRED TO AS LOT 38 IN DEED OF ACQUISITION), as shown on plat of record in Plat Book 6200, Page 213 and amended in Plat Book 6250, Page 767, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James E. Blunkall and Brenda Blunkall, husband and wife by Warranty Deed from Sandra Link, recorded on the 16th day of May, 2003 in Instrument No. 20030516-0067074, in the Register's Office of Davidson County, Tennessee.

James E. Blunkall executed this instrument on behalf of Brenda Blunkall pursuant to the Power of Attorney, executed by Brenda Blunkall, dated October 25, 2012, of record in Instrument 20121106-0102302, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **3308 Lakeside Place, Hermitage, TN 37076**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **26th** day of **October, 2012.**

GRANTOR(S)

James E. Blunkall

Brenda Blunkall by James E. Blunkall attorney in fact

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Blunkall, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 26th day of October, 2012.

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

On this 26th day of October, 2012, before me personally appeared James E. Blunkall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Brenda Blunkall, and who acknowledged that such person executed the same as the free act and deed of Brenda Blunkall.

WITNESS my hand, at office, this 26th day of October, 2012.

NOTARY PUBLIC

My Commission Expires: 12-03-13

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

