WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/12 14:55 3 pgs
Fees:18.00 Taxes:584.60
20121218-0116575

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-6-14

(AFFIX SEAL)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bridgette L. Jones	Nova Financial Investment Corp.	120-09-0-003.00
(NAME)	(NAME) Ste. 400	
529 Glengarry Drive	6245 E. Broadway Blvd.,	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Tucson AZ 85711	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Helen Lucinda Blackwood and Ralph Blackwood, as tenants by the entirety**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bridgette L. Jones,** married, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 106, on the Plan of Glengarry Park, as shown by plat appearing of record in Plat Book 2663, Page 72 **(erroneously referenced as Plat Book 2663, Page 372, said Register's Office, on previous deed)**, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Helen Lucinda Blackwood and Ralph Blackwood, as tenants by the entirety by QuitClaim Deed dated September 15, 1993, from Helen Lucinda Blackwood, the sole heir of Perkins P. Long and Louise S. Long, and filed for record on September 30, 1993, in Book 9098, Page 409, Register's Office for Davidson County, Tennessee.

And previously being the same property conveyed to Perkins P. Long and wife, Louise S. Long by Warranty Deed dated July 2, 1959, from Atlas Construction Company and filed for record on July 14, 1959, in Book 2924, Page 585, Register's Office for said County, Tennessee. The said Perkins P. Long having since died on 9-2-66 intestate and Louise S. Long having since died on October 4, 1991 intestate, leaving as sole heir, Helen Lucinda Blackwood.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 2663, Page 72, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 529 Glengarry Drive, Nashville, TN 37217

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 14th day of December, 2012.

Helen Lucinda Blackwood

Helen Lucinda Blackwood

Ralph Blackwood

Ralph Blackwood

State of Tennessee
County of Davidson

Personally appeared before me Helen Lucinda Blackwood and Ralph Blackwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of December, 2012.

Notary Public

My Commission Expires: May 14, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE