WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2012

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corey Blaske and Ashley Blaske, husband and wife,	New owner	102-14-0-904
(NAME)	(NAME)	
1107 Shiloh Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, Kurt Conner and Sons Construction Corp, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Corey Blaske and Ashley Blaske, 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. 137 on the Plan of Crest Meade, Section A, of record in Book 2330, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

And further being the same property conveyed to Kurt Connor and Sons Construction Corp by warranty deed of Carol Hill Winters, Successor Trustee of the Davis C. Hill and Roberta W. Hill Joint Revocable Living Trust u/a/d December 16, 1994, dated July 28, 2011, of record in Instrument No. 20110729-0058252, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and paid; Subject to all matters appearing on the plan of record in Book 2330, page 154, Register's Office of Davidson County, Tennessee. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4786, page 481, Register's Office for Davidson County, Tennessee. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Book 2794, page 323, RODC, TN.

This property, known as 1107 Shiloh Drive, Nashville, TN 37205
(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:T20130000780 DEEDWARR
Recvd: 01/03/13 14:10 2 pgs
Fees:13.00 Taxes:1295.00
20130103-0000928

Witness my/our hand(s) this 31st DAY OF DECEMBER, 2012.

Kurt Conner and Sons Construction Corp.

By: _____

Title _____

[CERTIFICATE OF ACKNOWLEDGMENT FOR SIGNATURE IN A REPRESENTATIVE CAPACITY]

STATE OF Tn)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Conner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the owner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of December, 2012

_____
Notary Public

My Commission Expires: 9/5/16

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY