BILL GARRETT, Davidson County
Trans:T20130009071 DEEDWARR
Recvd: 02/01/13 12:34 2 pgs
Fees:13.00 Taxes:1258.00
20130201-0010803

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52076
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marshall R. Blair Carmen E. Blair 857 Forest Hills Drive Nashville, Tennessee 37220	Farmington Financial Group 2002 Richard Jones Road Ste 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 16001001800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$340,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Robert D. Blair, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marshall R. Blair and spouse, Carmen E. Blair,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Oak Hill Estates Section Two of record in Book 4460, pages 36 and 37, to which Plan reference is made for a complete description.

Being the same property conveyed to Robert D. Blair and wife, Judy Blair by Warranty Deed from Dave J. Barbee and Louise H. Barbee, both unmarried, dated March 19, 2004 and recorded on March 23, 2004, of record in Doc. No. 20040323-0032780, Register's Office for Davidson County, Tennessee. Judy Blair and Robert D. Blair have since been divorced by Final Decree of Divorce of record in Doc. No. 20100428-0032119, said Register's Office. By Quitclaim Deed dated December 15, 2012, of record as Document No. 20130201-0010802, Judy Blair transferred her interest in the property to Robert D. Blair.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, pages 36 and 37, said Register's Office, which Plan shows a 75 foot minimum building setback line from Forest Hill Drive, a 10 foot easement for public utility purposes along the rear and westerly side lines, a 2.5 by 25 foot utility anchor easement located on the northeasterly front corner of said lot and an easement for turnaround along the northwesterly front corner; Easement for sewerage pumps, service lines, ingress/egress purposes and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 8389, page 574, said Register's Office.

This is improved property, known as: 857 Forest Hills Drive, Nashville, Tennessee 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of December, 2012.

Robert D. Blair

State of TENNESSEE
County of DAVIDSON

On this 28th day of December, 2012 , before me the undersigned authority, personally appeared Robert D. Blair, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $340,000.00

Affiant

Sworn and subscribed before me this the 28th day of December, 2012

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015