BILL GARRETT, Davidson County
Trans:T20130009790 DEEDWARR
Recvd: 02/05/13 10:24 2 pgs
Fees:13.00 Taxes:529.40
20130205-0011813

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN122616

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,080.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2013.

NOTARY PUBLIC

My commission expires: 8/16/14

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel C. Bloodworth 1323 Crown Point Place Nashville, TN 37211	Same address as new owner	161060A16400CO

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Three Thousand Eighty and 00/100 Dollars ($143,080.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BILLY G. BLOODWORTH AND WIFE, LORI E. BLOODWORTH**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **NATHANIEL C. BLOODWORTH, AN UNMARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land In Davidson County, Tennessee being Unit 164 on the Plan of Oakhill Townhomes, Phase 3 Lot 3, as shown as Exhibit A-1 to the Second Supplemental Declaration of Declaration of Protective Covenants, Conditions, Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Billy G. Bloodworth and wife, Lori E. Bloodworth Joint tenants with right of survivorship by Warranty Deed from Centex Homes, a Nevada General Partnership, dated 7/29/2011, recorded 8/3/2011, of record in Instrument 20110803-0059562, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20080709-0070601; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee;

and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as1323 Crown Point Place, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 31st day of January, 2013.

Billy G Bloodworth
BILLY G. BLOODWORTH

Lori E Bloodworth
LORI E. BLOODWORTH

STATE OF GEORGIA
COUNTY OF Crawford

Personally appeared before me, a Notary Public, Billy G. Bloodworth and Lori E. Bloodworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of January, 2013.

Notary Public

Karen Phillips
Printed Notary Name

My commission expires: 8/9/16

KAREN PHILLIPS
Notary Public, Georgia
Crawford County
My Commission Expires
August 09, 2016