WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/13 12:11 8 pgs
Fees:43.00 Taxes:74.00
20130221-0017498

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$20,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 13th day of Feb, 2013

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 208 Bridgeway Avenue Trust	SAME	044-05-0-152.00
P.O. Box 791		
Joelton, TN 37081	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kevin Joseph Blanchette, devisee under the last will and testament of Ronald Blanchette**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, Trustee of The 208 Bridgeway Avenue Trust**, their successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Ronald Jason Blanchette joins in this conveyance to convey any and all interest he may have in and to said property.

Land in Davidson County, Tennessee, being parts of Lots #30, 31, and 32 on the Map of Rayon City, not of record, and part of Lot #45 on the Plan of Hadley Subdivision, as shown of record in Book 547, page 125, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made September 25, 1936 by John Wilkes, Civil Engineer, as follows:

BEGINNING at a point in the southwesterly margin of Newell Avenue, the Northeast corner of the property conveyed to Mrs. Mattie Boyd, et al, by deed from Mrs. W.H. Young, of record in Book 999, page 86 of said Register's Office, said point also being 20 feet Northwest of the Northwest corner of Lot #45 in Hadley Subdivision referred to above, as measured along the Southwesterly margin of Newell Ave; thence with the margin of said Avenue, North 37° 10' West 50 feet to a point; the Southeast corner of the lot conveyed to C.C. Edwards by deed from W.H. Young and wife, of record in Book 929, page 143, said Register's Office; thence with Edward's line, Southwesterly 128 feet; thence Southeasterly 102 feet to a point in the North margin of Old Hickory Boulevard, now Bridgeway Ave, as now located; thence with the margin of said Blvd. Easterly 75-1/2 feet to a point; thence Northerly 57-1/2 feet to a point, the Northwest corner of the lot conveyed to Mrs. Mattie Boyd, et al, above referred to; thence with Mrs. Boyd's Northerly line Easterly 48 feet to the point of beginning.

Being the same property conveyed to Ronald J. Blanchette, unmarried, by deed from William R. Shipman and wife, Martha T. Shipman, on March 31, 1969, of record in Book 4324, page 270, Register's Office for Davidson County, Tennessee. The said Ronald J. Blanchette having died testate on December 3, 2011, a resident of Davidson County Tennessee. His Last Will and Testament was admitted to Probate on August 23, 2012 at Cause #12P-1318, Seventh Circuit Court for Tennessee 20th Judicial District, Probate Division, and attached here as Exhibit "A".

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 125, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6097, page 855; Book 9343, page 123; Book 929, page 139; Book 910, page 797; Book 1129, page 521; and Book 974, page 69, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **208 Bridgeway Avenue (aka 103 Newell Avenue), Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 13, 2013.

Kevin Joseph Blanchette
Kevin Joseph Blanchette

Ronald Jason Blanchette
Ronald Jason Blanchette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin Joseph Blanchette and Ronald Jason Blanchette** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 13, 2013

My commission expires 2/6/15

Notary Public



Copy

Exhibit "A"

FILED
2012 AUG 23 AM 9:01
RICHARD R. ROOKER, CLERK

LAST WILL AND TESTAMENT
OF

RONALD BLANCHETTE

I, **Ronald Blanchette**, of Nashville, Davidson County, D.C. Tennessee, do make, declare and publish this my last will and testament, hereby revoking all former will and codicils.

ITEM I

I direct that all my lawful debts, including my funeral expenses and the costs of administration of my estate, be paid by my Executrix as soon as practicable after my death. I further direct that my Executrix pay all the estate, inheritance, succession and other death taxes which shall become payable by reason of my death, whether in respect of property passing under this will or otherwise, as an expense of administration, without apportionment.

ITEM II

REAL PROPERTY

A. I devise my real property located at 103 Newell Avenue in Rayon City, Old Hickory, Davidson County, Tennessee and all improvements thereon including the trailer thereon, to my son Kevin Joseph Blanchette in fee simple, if he survives me.

B. I devise my real property and the improvements thereon located at 2206A and 2206B Lakeshore Drive, Old Hickory, Davidson County, Tennessee and Lot 91, block 1, Lake Pomeroy, Fairfield Grade, Tennessee to my son Ronald Jason Blanchette in fee simple, if he survives me.

Ronald Blanchette
Ronald Blanchette, Testator

Copy

ITEM III

My Yorkshire Terrier dog, Cali, and my red conyer bird and the bird's cage, I bequeath to my friend, Russell Butler, 521 South Rush Street, Rosell, Illinois 60172.

ITEM IV

All personal property in my home on Newell Avenue in Rayon City, Old Hickory, Davidson County, Tennessee I bequeath to my son, Kevin Joseph Blanchette if he survives me.

ITEM V

The rest, residue and remainder of my estate I devise and bequeath equally to my sons Kevin Joseph Blanchette and Ronald Jason Blanchette in equal parts, share and share alike, with the issue of any deceased child taking their parent's share *per stirpes*.

ITEM VI

I nominate and appoint my sister Yvonne Chance as Executrix of my estate. If my sister Yvonne Chance is unable or unwilling to serve as Executrix. I nominate my niece Demeka Chance as Alternate Executrix. I direct that no bond or other security be

Ronald Blanchette
Ronald Blanchette, Testator

Copy

required of my said Executrix or Alternate Executrix for the faithful performance of their duties as such.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my last will and testament, consisting of this and the preceding three (2) typewritten pages, and for the purpose of identification, I have signed each page at the bottom thereof, all in the presence of the persons witnessing it, at my request, on this the 29th day of Nov., 2000 at Madison, Tennessee.

Ronald Blanchette
Ronald Blanchette, Testator

Signed, sealed, published and declared by the Testator, Ronald Blanchette to be his last will and testament in the presence of all of us at one and the same time, and we, at his request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testator and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

WITNESSES:

[signature]
Ronald B McLendon

109 Teelyn Ct.
Madison, TN 37115

1208 Saunders Ave
Madison, TN 37115

Copy

AFFIDAVIT

State of Tennessee:
County of Davidson:

The undersigned persons, after first being duly sworn according to law, depose and say:

1. That they are adult citizens and residents of the State listed with their respective signatures on the Will described herein below.

2. That they witnessed the execution of the Will of RONALD BLANCHETTE, dated the 29th day of Nov, 2000 to which this Affidavit is attached and that this Affidavit is being made at the request of the Testator and in accordance with the provisions of Tennessee Code Annotated § 32-2-110.

3. That their signatures are affixed to said Will that they signed or affixed the same at the instance and request of the Testator and in his presence and in the presence of each other, at the place and on the date recited in said Will.

4. That the Testator signed said paper writing as and for his will in their sight and presence.

5. That at the time they witnessed said Will, the Testator was, in their opinion, of sound mind.

Witness

Ronald E. McLendon
Witness

Sworn to and subscribed before me by the two (2) persons whose signatures are affixed hereto on this 29th day of November, 2000.

Notary Public
Molly W. Roman
My commission expires:
3-5-03

STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 23 day of AUGUST , 2012 , in Case Number 12P1318 between CHANCE, YVONNE Petitioner, and BLANCHETTE, RONALD ET.AL Respondent, as same remains in the records of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 13 day of FEBRUARY 2013

RICHARD R. ROOKER, Clerk,

By _____
Deputy Clerk

SEAL

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