BILL GARRETT, Davidson County
Trans:T20130021730 DEEDWARR
Recvd: 03/18/13 10:24 2 pgs
Fees:13.00 Taxes:377.40

20130318-0026389

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $102,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2013.

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public:
My Commission Expires: 5/4/15

WARRANTY DEED

Name and Address of New Owner:
Jerrod Brown
534 Whispering Hills Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map/Parcel Number:
091-09-88.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Duane Blevins and wife, Anne Blevins, also known as, Kathryn Blevins hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jerrod Brown, hereinafter called the Grantees, their 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. 12 which is a portion of Lot 42 on the plan of T.M. Nall's Subdivision of Lots 18, 19 and 20 B.F. Cockrill Land, as of record in Book 421, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Duane Blevins and Anne Blevins, husband and wife from Domingo Anthony Cartetello and wife Stacy Carletello by Warranty Deed dated July 8, 2009, recorded in Instrument No. 20090714-0065736, in the Office of the Register of Deeds of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 6008 Deal Avenue, Nashville, TN 37209

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 15th day of March, 2013.

Duane Blevins

Anne Blevins

Anne Blevins, a/k/a Kathryn Blevins

Kathryn Blevins

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Anne Blevins, also known as Kathryn Blevins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of March, 2013.

Commission Expires: 5-4-15

Notary Public:

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Duane Blevins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of March, 2013.

Commission Expires: 5-4-15

Notary Public:

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

This Instrument Prepared By:
Highland Title, LLC, The House of Cash Building,
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075