This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 04/10/13 13:51 3 pgs
Fees:18.00 Taxes:288.60
**20130410-0035554**

# WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of April, 2013, by and between Sandra Bloomfield, unmarried, party of the first part, and George Townsend and Diane Townsend, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

SEE ATTACHED EXHIBIT A

Being all or part of the same property conveyed to Sandra Bloomfield by virtue of that certain Warranty Deed dated June 30, 2004, at Instrument No. 20040708-0081520 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013** Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in a married couple all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Sandra Bloomfield by Aprile Turner her attorney in fact
Sandra Bloomfield, by Aprile Turner, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

**Before me personally appeared Aprile Turner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Sandra Bloomfield and acknowledged that she executed the same as the free act and deed of the said Sandra Bloomfield.**

WITNESS my hand and official seal at office this 8th day of April, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: George Townsend and Diane Townsend
1309 Plymouth Ave
Nashville, TN 37216

Tax Parcel No 03405010600

Property Address: 106 Alta Loma
Madison, TN 37115

MAIL TAX
BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $78,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Diane Townsend
AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of April, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# "EXHIBIT A"

Being Lot 4 on the unrecorded resubdivision of Lot No. 12 and the westerly parts of Lots Nos. 10 and 11 of the Alta Loma Subdivision, of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated August 9, 1952, as follows:

Beginning at an iron spike in the center of Alta Loma Drive, 184.5 feet east from an iron spike at the intersection of the center line of said Drive, and Crestview Drive, said iron spike first mentioned being the common corner of Lots 4 and 5; thence northwardly along the line between Lots 4 and 5, 385.1 feet to a point, an iron stake; thence eastwardly 100 feet to an iron stake at the common corner of Lots 3 and 4; thence with the line between Lots 3 and 4, southwardly 384.3 feet to an iron spike in the center of Alta Loma Drive; thence with the center line of same westwardly 99.8 feet to the beginning.

Certificate of Authenticity

I, Ashlee Page, 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.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cara Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cara Allen

Notary's Signature

My Commission Expires: 11-9-13

CARA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 11-9-13
DAVIDSON COUNTY