WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,450.00

Rose Tigni
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: . 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie Peden	Real Estate Mortgage Network	150-09-0-001.00
(NAME)	(NAME)	
2936 Kinwood Drive	499 Thornall Street, 2nd floor	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Edison, NJ 08837	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nancy Meeks, Gayle McLaughlan and Charles Luis Blackburn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie Peden, UNMARRIED HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 105 on the Plan of Forest View Park, Section 1, as of record in Book 3700, page 109 and 110, Register's Office of Davidson County, Tennessee. Said Lot No. 105 fronts 80.0 feet on the East side of Kinwood Drive and extends back 172.09 feet on the North Line passing a witness line at 145.0 feet to a dead line in the rear measuring 81.14 feet thereon.

Being the same property conveyed to Gary M. Blackburn, by deed of record in Instrument No. 20110201-0008787, Register's Office for Davidson County, Tennessee. Gary M. Blackburn having since died intestate leaving property to his sole heirs at law; Nancy Meeks, Gayle Mclaughlan and Charles Louis Blackburn reference heirship affidavit of record in Instrument No. 20130521005092 4, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Gayle McLaughlan by Nancy Meeks as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20130521005092 6, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Charles Luis Blackburn by Nancy Meeks as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20130521005092 5 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2936 Kinwood Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

BILL GARRETT, Davidson County
Trans:T20130042119 DEEDWARR
Recvd: 05/21/13 08:31 2 pgs
Fees:13.00 Taxes:438.27
20130521-0050927

Witness my hand this 15th day of May, 2013.

Charles Luis Blackburn by Nancy Meeks

Charles Luis Blackburn by Nancy Meeks, his attorney in fact

Nancy Meeks

Gayle McLaughlan by Nancy Meeks

Gayle McLaughlan by Nancy Meeks, her attorney in fact

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 Nancy Meeks, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of May, 2013.

Commission expires:

Notary Public

Victor Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of May, 2013 before me personally appeared Nancy Meeks, the person who executed the foregoing instrument on behalf of Gayle McLaughlan, and acknowledged that she executed the same as the free act and deed of the said Gayle McLaughlan, through Power of Attorney granted her by the said Gayle McLaughlan.

Witness my hand and official seal at Nashville, Tennessee this 16th day of May, 2013.

Commission expires:

Notary Public

Victor Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of May, 2013 before me personally appeared Nancy Meeks, the person who executed the foregoing instrument on behalf of Charles Luis Blackburn, and acknowledged that she executed the same as the free act and deed of the said Charles Luis Blackburn, through Power of Attorney granted her by the said Charles Luis Blackburn.

Witness my hand and official seal at Nashville, Tennessee this 16th day of May, 2013.

Commission expires:

Notary Public

Victor Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Return to:

Main Street Title
3054 Lakeshore Drive
Old Hickory, TN 37138