(1)

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130051764 DEEDWARR
Recvd: 06/19/13 13:59 2 pgs
Fees:13.00 Taxes:1063.75
20130619-0062829

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2013.

NOTARY PUBLIC

My commission expires: 06-21-2016

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Michael Blankinship 2802 Hawthorne Place Nashville, TN 37212	Same 8214 Moores Lane Brentwood, TN 37027	117040224.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Seven Thousand Five Hundred and 00/100 Dollars ($287,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **BETTY H. ECKERT, ADMINISTRATRIX OF THE ESTATE OF WILLIAM N. MCCRARY,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JAMES MICHAEL BLANKINSHIP AND WIFE, HEATHER MARIE BLANKINSHIP,** 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 Lot No. 2 of Lot D on the map of Belmont Terrace, Annex 3 of record in Book 1130, page 24, Register's Office for Davidson County, Tennessee

Said Lot #2 fronts 65 feet on the easterly side of Hawthorne Place and runs back between parallel lines 160 feet to an alley

Being the same property conveyed to Mrs. Willie Mae McCrary, by Warranty Deed from James W. Sanders and wife, Betty R. Sanders, dated 8/4/1965, recorded 8/10/1965, of record in Book 3919 page 742, in the Register's Office for Davidson County, Tennessee. The said Willie Mae McCrary having since died on August 8, 1986, the property passed to William Neely McCrary as the sole surviving heir to Willie Mae McCrary. The said William Neely McCrary having since died intestate on July 19, 2012, the property passed to his surviving heirs at law. Pursuant to a certain Order of record in Instrument No. 20130613-0064684, in the Register's Office for Davidson County, Tennessee, Becky H. Eckert, Administratrix of the Estate of William N. McCrary, was given the full power and authority to sign on behalf of the Estate in this conveyance.

This is improved property more commonly known as 2802 Hawthorne Place, Nashville, TN 37212.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantees 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(s).

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(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 4 day of June, 2013.

ESTATE OF WILLIAM N. MCCRARY

Betty H. Eckert

By: Betty H. Eckert, Administratrix

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 4 day of ~~January~~ June, 2013, before me, appeared Betty H. Eckert, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful Administratrix for the Estate of William N. McCrary, and that said instrument was signed on behalf of said Estate by herself as Administratrix, as evidenced in that certain Order of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Leslie Carside

Notary Public

My commission expires: 12/23/2014

LESLIE CARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY