WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130055098 DEEDWARR
Recvd: 06/28/13 13:22 2 pgs
Fees:13.00 Taxes:647.50

20130628-0066845

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of June, 2013

Notary Public

MY COMMISSION EXPIRES: 3/24/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd. Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin R. Lechlitner and Sarah Joy Blosser	New Owner	168 00 0 083.00
(NAME) 8975 Highway 100	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Richard E. Ursery, Dorothy Alice Harper, and Enoch Wayne Ursery**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Benjamin R. Lechlitner and Sarah Joy Blosser, husband and wife,** 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 in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by S. H. Hutchison, October 12, 1960, as follows:

Beginning in the center of U. S. Highway No. 100 at the northeast corner of the property conveyed to O. A. Conner and wife by deed from Pearl Mangrum, of record in Book 2596, page 395, Register's Office for said County; thence with said Conner's eastern boundary line, south 12 deg. 30' east 764.5 feet to a stake in fence, thence north 74 deg. East 126 feet to the southwest corner of the property conveyed to Billie Evelyn McNabb by deed from Edward Eugene Palmore and wife, of record in Book 2098, page 215, said Register's Office; thence with said McNabb's western boundary line, north 2 deg. 30' west 555 feet and north 14 deg. 30' west 221 feet to the center of U. S. Highway No. 100; thence with the center of the same, south 73 deg 30' west 224.8 feet to the beginning, containing 3.27 acres, more or less.

Being the same property conveyed to Enoch Earl Ursery and wife, Minnie Beatrice Ursery by Warranty Deed from Sam P. Reed and wife, Mamie Reed dated January 5, 1967 of record in Book 4091, page 56, Register's Office of Davidson County, Tennessee. Enoch Earl Ursery died on October 5, 1995. Minnie Beatrice Ursery died on November 5th, 2011 leaving no Will. Richard E. Ursery, Dorothy Alice Harper and Enoch Wayne Ursery convey the subject property as the Heirs at Law of Minnie Beatrice Ursery as evidenced by Afidavits of Heirship recorded simultaneously herewith at Instrument # 20130628-0066843 and Instrument # 20130628-0066844, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 8975 Highway 100, Nashville, TN 37221

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, has 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.

Witness our hands this 10th day of June, 2013.

Richard E. Ursery

Enoch Wayne Ursery

Dorothy Alice Harper

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Richard E. Ursery, Dorothy Alice Harper and Enoch Wayne Ursery**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of June, 2013.

Notary Public

My commission expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016