WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: April 12, 2015

(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan Rawlings- Blizzard	Fifth Third Mortgage	
(NAME)	(NAME)	
514 Richmar Drive	5001 Kingsley Dr., MD:1MOCBQ	146-4-115
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cincinnati, OH 45227	
(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, **GID R. SUDDARTH AND VIRGINIA P. SUDDARTH, TRUSTEES OF THE SUDDARTH FAMILY REVOCABLE LIVING TRUST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOAN RAWLINGS-BLIZZARD AND HUSBAND, JASON BLIZZARD,** 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 Davidson County, Tennessee, being Lot No. 725 on the Plan of Section Eleven, Caldwell Hall, of record in Book 3300, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Gid R. Suddarth and Virginia P. Suddarth, Trustees of the Suddarth Family Revocable Living Trust dated March 8, 2005 by Warranty Deed from Gid R. Suddarth and Virginia P. Suddarth of record in Instrument No. 20050310-0026621, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 3300, page 54, said Register's Office; and (c) restrictive covenants of record in Book 3373, page 126 and Book 1788, page 108, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 514 Richmar Drive, Nashville, TN 37211

(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:T20130065753 DEEDWARR
Recvd: 08/01/13 10:32 2 pgs
Fees:13.00 Taxes:703.00

20130801-0080113

Witness our hands this 18 day of July, 2013.

Gid R. Suddarth, Trustee

Virginia P. Suddarth, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Gid R. Suddarth and Virginia P. Suddarth with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the Suddarth Family Revocable Living Trust, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 18 day of July, 2013.

Commission expires:

Notary Public

