THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Box 44

BILL GARRETT, Davidson County
Trans:T20130066558 DEEDWARR
Recvd: 08/02/13 16:16 3 pgs
Fees:18.00 Taxes:6475.00

20130802-0081193

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF August, 2013

Notary Public

MY COMMISSION EXPIRES: 7/6/15

(AFFIX SEAL)

TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret M. Rolfsen	Same	MAP 11607003500
113 Lynnwood Blvd		PARCEL
Nashville,, TN 37205		
(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 I, **Claiborne R. Blevins, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret M. Rolfsen and husband Robert J. Rolfsen, Jr.**

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 City of Belle Meade, Davidson County, Tennessee, being Lot No. 5 on the Plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Registers office for Davidson County, Tennessee, and part of an abandoned court lying immediately west of said lot (said court being abandoned by agreement of record in Book 806, page 76, Registers office for Davidson County, Tennessee, described together as follows:

Beginning on the westerly margin of Lynwood Boulevard at the corner of Lots Nos 4 and 5; thence with the line between said lots, westwardly 285 1/2 feet to the center of a 30 foot court, now abandoned; thence with the center of said abandoned court southwardly 200 feet to the corner of Lots Nos 5 and 6; thence with the line between said lots,eastwardly 339 feet to the westwardly margin of Lynwood Boulevard; thence northwardly 155 feet to the beginning of a curve in said boulevard; thence with said curve in a northwardly direction 139 1/2 feet to the center of Lots Nos 4 and 5, the point of beginning.

Included in the above tract but specifically excluded from this transfer is the following tract: Land in the City of Belle Meade, Davidson County, Tennessee, being the southerly part of Lot No. 5 on the Plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Registers office for Davidson County, Tennessee, and part of an abandoned court lying immediately west of said lot (said court being abandoned by agreement of record in Book 806, page 76, Registers office for Davidson County, Tennessee); described together as follows:

Beginning on the westerly margin of Lynwood Boulevard at the corner of Lots Nos 5 and 6; thence with the line between said two lots, south 81-1/2 degrees west 339 feet to the center of a 30 foot court now abandoned; thence with the center of said abandoned court northwardly 97 feet; thence north 74 degrees 30 minutes east 375.5 feet, more or less to the westerly margin of Lynwood Boulevard; thence with said Boulevard, southwardly 138.78 feet, more or less to the beginning.

Being the same property conveyed to Claiborne R. Blevins by quitclaim deed from Aretha N. McKinney as of record in Instrument No. 20130221-0017640, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **113 Lynnwood Blvd, Nashville,, TN 37205.**

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.

Witness _____ hand( ) this the 2nd day of August, 2013.

Claiborne R. Blevins

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 **Claiborne R. Blevins** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 2nd day of August, 2013.

My Commission expires: 10/18/16

Notary Public

SAMUEL ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 2nd day of August, 2013.

My Commission expires: _____

_____
Notary Public