Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
7002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130077547 DEEDWARR
Recvd: 09/06/13 15:00 2 pgs
Fees:13.00 Taxes:699.30
20130906-0094491

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 189,000.00

Affiant

Subscribed and sworn to before me, this 4th day of September, 2013.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARIE MULLINS	New Owner	**172120A13900CO**
256 BURGANDY HILL ROAD		
NASHVILLE, TN 37211		

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 ACKNOWLEDGE, WE,

NATALIE RODRIGUEZ, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARIE MULLINS AND HUSBAND, MICHAEL RYAN BLANCHARD

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, TN, being Lot No. 89 on the Plan of Section Nine, Bradford Hills, of record in Book 7900, Page 6, and Book 7900, Page 414, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED TO NATALIE RODRIGUEZ, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM JEFF GUNKEL AND REBEKAH HOLDER, BOTH UNMARRIED, DATED 06/26/2007 RECORDED ON 07/02/2007 IN INSTRUMENT NO. 20070702-0078428 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 256 BURGANDY HILL ROAD, NASHVILLE, TN 37211.

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 in 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 my/our hand(s) this 4th day of September, 2013.

NATALIE RODRIGUEZ BY: PATRICK WEBB

NATALIE RODRIGUEZ
BY: PATRICK WEBB HER ATTORNEY IN FACT
HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, PATRICK WEBB , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument on behalf of NATALIE RODRIGUEZ, and who acknowledged that she executed the same as the free act and deed of NATALIE RODRIGUEZ.

Witness my hand, at office, this 4th day of September, 2013.

Notary Public

My Commission Expires: 5-22-17