WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130099174 DEEDWARR
Recvd: 11/22/13 08:47 2 pgs
Fees:13.00 Taxes:814.00

20131122-0120270

Heather Lee
State of Tennessee
Notary Public
Rutherford Co.
Expires 6-18-17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

nMcKinney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of November, 2013

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 6-18-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanne M Blankenship	Land Home Financial Services	172-15-0A-074.00-CO
(NAME)	(NAME)	
1212 Holt Hills Court	1355 Willow Way #250	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Concord, CA 94520	
(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, WE, **David M. Williams and Amy C. F. Williams, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeanne M Blankenship and Chris Blankenship, wife and husband**, 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. 87 on the Plan of Holt Woods, Section Five of record in Book 9700, page 10, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to David M. Williams and Amy C. F. Williams, husband and wife, by Warranty Deed dated May 17, 2007 from David R. Reeves and wife, Julie A. Reeves and filed of record in Instrument No. 20070521-0060039, Register's Office for Davidson County, Tennessee.

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 1212 Holt Hills Court, 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, 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 **15th** day of **November, 2013**

David M. Williams by Chris Cantrell, Attorney In Fact

David M. Williams by Chris Cantrell, Attorney In Fact

Amy C F Williams by Chris Cantrell, Attorney in Fact

Amy C. F. Williams by Chris Cantrell, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Chris Cantrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David M. Williams, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20131122-0120208, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of David M. Williams, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 15th day of November, 2013.

Laurie M. Harris
Notary Public

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:

12-10-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Chris Cantrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Amy C.F. Williams, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20131122-0120269, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Amy C.F. Williams, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 15th day of November, 2013.

Laurie M. Harris
Notary Public

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:

12-10-16