BILL GARRETT, Davidson County
Trans: T20130105059 DEEDWARR
Recvd: 12/17/13 14:01 2 pgs
Fees: 13.00 Taxes: 717.80

20131217-0127448

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-13131200592

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
13th day of December, 2013

Notary Public

MY COMMISSION EXPIRES: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REBEKAH BLACK BURN 4609 CAMELLIA PLACE NASHVILLE, TN 37216	F+M Bank 10 Cadillac Drive, Suite 100 Brentwood, TN 37027	061-08-0-104.00

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,

JAROD P. DELOZIER AND WIFE, COURTNEY E. DELOZIER

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

REBEKAH BLACKBURN AND MARKUS BLACK BURN, 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 the 11th, formerly 18th Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of George C. Nolen's Subdivision of a 10 acre tract, not of record, described according to a survey made by Eric Drake, County Surveyor, May 30, 1935, as follows:

BEGINNING on the westerly margin of Newton Avenue, now Camellia Place, at the northeast corner of Lot No. 6 conveyed to Thomas B. Lamb et al, by deed from George C. Nolen, of record in Book 1300, page 613, Register's Office for said County; thence with the line between Lots Nos. 5 and 6 westwardly 220 feet; thence north 6-3/4 deg. West 100 feet to the corner of Lots Nos. 4 and 5; thence with the line between the two lots, eastwardly 220 feet to the westerly margin of said Avenue; thence with said Avenue, southwardly 100 feet to the beginning.

Being the same property conveyed to Jarod P. DeLozier and wife, Courtney E. DeLozier by Warranty Deed from Bryan K. Tippitt, unmarried and Bethany R. Haynie, unmarried, dated 5/15/07 and recorded 6/8/07 in Instrument Number 20070608-0069052, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **4609 CAMELLIA PLACE, NASHVILLE, TN 37216**

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 our hands this 13th day of December, 2013.

JAROD P. DELOZIER

COURTNEY E. DELOZIER

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 JAROD P. DELOZIER AND WIFE, COURTNEY E. DELOZIER the bargainor(s) 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2013.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014