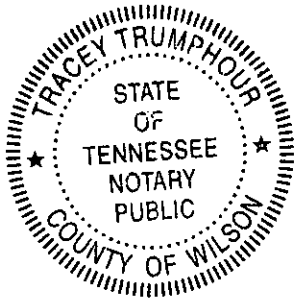
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,350.00

Christiane Washington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2014.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.19.17

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Christiane Washington | First Community Mortgage, Inc | 06409017200 |
| (NAME) | (NAME) | |
| 4304 Brackenwood Drive | 275 Robert Rose Dr | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Murfreesboro, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20140015463 DEEDWARR
Recvd: 03/06/14 12:37 2 pgs
Fees:13.00 Taxes:534.10
20140306-0018985

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joshua Paul Bledsoe and Tiffany Joy Bledsoe, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Christiane Washington, married**, hereinafter called the GRANTEE(S), their heirs and/or 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. 12 on the plan of Southfork, Section One, as shown by plat of record in Plat Book 6250, pages 384 & 385, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joshua Paul Bledsoe and Tiffany Joy Bledsoe by Warranty Deed dated 10/03/2003 from William C. Von Kessel and wife, Janna Von Kessel of record in Instrument 200310100150699, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 384 and Plat Book 6250, Page 385, said Register's Office. Charter of record in Book 6790, Page 998, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4304 Brackenwood Drive, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 26th day of February, 2014.

Joshua Paul Bledsoe

Tiffany Joy Bledsoe

State of Tennessee
County of Wilson

Personally appeared before me Joshua Paul Bledsoe and Tiffany Joy Bledsoe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of February, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**