**Return to: Box 10-B
Cohen & Cohen

BILL GARRETT, Davidson County
Trans:T20140017699 DEEDWARR
Recvd: 03/17/14 11:20 2 pgs
Fees:13.00 Taxes:603.10
20140317-0021829

Warranty Deed

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $163,000.00.

Deborah J. Cohen
Affiant

Subscribed and sworn to before me, this the 14th day of March, 2014.

Lee A. Cohen
Notary Public

My commission expires: May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Paul Blalock Chasity Blalock	F & M Bank	
419 Bunkerhill Dr.	50 Franklin St.	106-15-025.00
Nashville, TN 37217	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DANIEL P. FERRARA, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL BLALOCK AND CHASITY BLALOCK, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NUMBER ONE

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Hill-N-Dale Acres, of record in Plat Book 2900, Pages 33 and 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TRACT NUMBER TWO

Land in Davidson County, Tennessee, being a part of a lot marked "Reserved Parcel C" on the Plan of Hill-N-Dale Acres, of record in Plat Book 2900, Pages 33 and 34, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on a concrete monument set at the corner of Lot No. 29, 30 and "Reserved Parcel C"; thence westerly with the line between Lot No. 29 and "Reserved Parcel C" a distance of 107.7 feet to an iron pin in the westerly boundary line of said subdivision; thence with said line North 35 deg. 42 min. East 50 feet, more or less, to a point; thence with a line between Lot Nos. 29 and 30, if extended, southeastwardly 80 feet, more or less, to the beginning.

Being the same property conveyed to Daniel P. Ferrara by Warranty Deed from Gregory B. Smith and wife, Dianne B. Smith, of record in Instrument No. 20061201-0148411 Register's Office for Davidson County, Tennessee, dated November 29, 2006 and recorded on December 1, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 419 Bunkerhill Dr., Nashville, TN 37217.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of March, 2014.

Daniel P. Ferrara

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel P. Ferrara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of March, 2014.

Notary Public

