BILL GARRETT, Davidson County
Trans:T20140021817 DEEDWARR
Recvd: 04/01/14 13:48 2 pgs
Fees:13.00 Taxes:362.60

20140401-0026925

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of March, 2014

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank E Moody	Regions Bank d/b/a Regions Mortgage	091-13-0-118.00
(NAME)	(NAME)	
518 Stevenson Street	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Birmingham, AL, 35244	
(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, I/WE, **Duane Blevins, unmarried and Kathryn Blevins, Unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Frank E Moody, unmarried**, 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 described as:

BEING the northerly 50 feet of the southerly 100 feet of Lots Nos. 174, 175 and 176 on the Map of West Nashville Heights of record in Book 332, page 127, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Beginning on the easterly margin on Nall, formerly Stevenson Avenue (sic) at the northwest corner of the property conveyed to James V.Johnson, Jr. and wife by deed from HA Winkler, et al of record in Book 1491, page 81, said Register'sOffice; thence eastwardly, with Winklers north line 151.7 feet more or less, to a point in the westerly line of Lot No.177; thence northwardly with said Lot No.177, 50 feet;thence westwardly and parallel with Winklers north line, 151.7 feet, more or less to the easterly margin of Nall Avenue; thence with said Avenue, southwardly 50 feet to the beginning.

Being the same property conveyed to Duane Blevins, a married person by Special Warranty Deed dated February 22,
2008 from The Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank N. A. as Trustee of record in Instrument No. 20080306-0022531, 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 ☑ property, known as 518 Stevenson Street, Nashville, TN 37209

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 ~~31st~~ 28th day of **March, 2014**

Duane Blevins

Kathryn Blevins

Kathryn Blevins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Duane Blevins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~31st~~ 28th day of **March, 2014**

Notary Public

SELINA HARRIS
STATE OF TENNESSEE ~~NOTARY~~ PUBLIC
COUNTY OF DAVIDSON, TENN

My commission expires: _____

My Comm. Expires
May 5, 2015

STATE OF TN
COUNTY OF Marion

Personally appeared before me, the undersigned authority, **Kathryn Blevins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~31st~~ 28th day of **March, 2014**

Lisa Hookey

Notary Public

LISA HOOKEY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My commission expires: 5-19-15

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122