BILL GARRETT, Davidson County
Trans:T20140030659 DEEDWARR
Recvd: 05/05/14 10:42 2 pgs
Fees:13.00 Taxes:621.60
20140505-0037886

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Andrew R. & Abby K. Blahnik
2626 Avery Park Drive
Nashville, TN 37211

**SEND TAX BILL TO:**
Avenue Bank
111 10th Avenue
Nashville, TN 37203

**MAP/PARCEL 173-09-0A-634.00-CO**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Melanie Boyles and husband, Anthony D. Boyles,** has this day bargained and sold, and does hereby transfer and convey unto **Andrew R. Blahnik and Abby K. Blahnik, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 677 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Melanie Boyles, married by Quitclaim Deed from Melanie McConnell n/k/a Melanie Boyles, unmarried (now married) of record in Instrument No. 20130517-0049802 Register's Office for Davidson County, Tennessee, dated May 10, 2013 and recorded on May 17, 2013.**

This is improved property known as: **2626 Avery Park Drive, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

**REAL PROPERTY TAXES:** The real property taxes for the year 2014 shall be prorated as of the date of this deed.

**EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20060824-01046208, and restrictions in Instrument No. 20020315-0032826, and made applicable by Instrument

No. 20021226-0158458 and Instrument No. 20060321-0032383, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

**RULES AND REGULATIONS:** This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

**POSSESSION:** Possession to be given with delivery of deed.

**WITNESS MY HAND** on this the 28th day of April, 2014.

**Melanie Boyles**

**Anthony D. Boyles**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Melanie Boyles and Anthony D. Boyles,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of April, 2014.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $168,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of April, 2014.

NOTARY PUBLIC

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

My Commission Expires: March 8, 2016