Davidson County	DEEDWARR
Recvd: 06/17/14 13:35	4 pgs
Fees:23.00 Taxes:1609.50	
20140617-0052764	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31739-04-2014** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me this 17th day of June, 2014. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: James Robert Blankenhorn, Melinda Lee Blankenhorn 612 Bloomfield Way Brentwood, TN 37027	**Send Tax Bills To:** JPMorgan Chase Bank, NA 3050 Highland Pkwy Downers Grove, IL 60515	**Tax Information:** Map and Parcel No.: 171 120 A 00700 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan H. Wooten**, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Robert Blankenhorn and wife, Melinda Lee Blankenhorn** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 612 Bloomfield Way, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of June, 2014.

Susan H. Wooten

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Susan H. Wooten**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2014.

Notary Public

My Commission Expires:

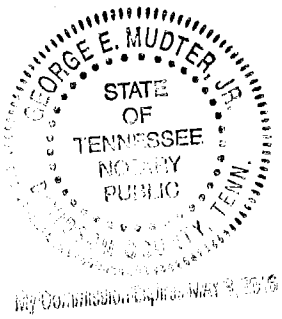


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section One, Addition to Brelan Park at Saddlewood as of record in Plat Book 7900, pages 788 and 789, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William M. Wooten and wife, Susan H. Wooten by deed dated April 27, 1995, from Phillips Builders, Inc. of record in Book 9660, page 638, Register's Office for Davidson County, Tennessee. William M. Wooten died on September 14, 2007.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 171 120 A 00700 CO.
2. Declaration of Covenants, Conditions and Restrictions for Brelan Park at Saddlewood of record in Book 8891, page 850, amended in Book 9462, page 398, amended and restated in Book 9480, page 387, supplemented in Book 9670, page 494, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Brelan Park at Saddlewood Homeowner's Association, of record in Book 8891, page 869, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Brelan Park at Saddlewood Homeowner's Association, Inc. of record in Book 10370, page 281, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Brelan Park at Saddlewood Homeowner's Association, Inc. of record in Book 9462, page 547, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, pages 788 and 789, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 7900, page 728, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7883, page 311, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 9401, page 832, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017