BILL GARRETT, Davidson County
Trans:T20140043078 DEEDWARR
Recvd: 06/18/14 11:04 2 pgs
Fees:13.00 Taxes:887.63
20140618-0053100

State of Tennessee
County of ~~Williamson~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is **$239,900.00**.

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2014.

Notary Public

My commission expires: 10/18/2016

(AFFIX SEAL)

DANA DELOACH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew R. Nigh	Synovus Mortgage Corp.	
8205 Canoe Ct	2204 Lakeshore Dr. #325	**126-15-0a-247.00-CO**
Nashville, TN 37221	Birmingham, AL 35209	

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, WE,

Zachary Blemker and Kimberly Blemker, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew R. Nigh and Rachel S. Nigh, husband and wife

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, Tennessee, being Lot(s) 225, as shown on the map entitled Plan of Boone Trace at Biltmore, Section Five, of record in Instrument No. 20000622-0062086, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ZACHARY BLEMKER, by deed from CHAD CROW and ASHLEY INGRAM CROW, husband and wife, of record in Instrument No. 20120817-0073828, dated July 31, 2012, said Register's Office. Being further conveyed to ZACHARY BLEMKER and wife, KIMBERLY BLEMKER by deed from ZACHARY BLEMKER of record in Instrument No. 20130923-0099545, dated September 19, 2013, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **8205 Canoe Ct, Nashville, TN 37221**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 16th day of June, 2014.

Zachary Blemker

Kimberly Blemker

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Zachary Blemker and Kimberly Blemker**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of **June, 2014.**

Notary Public

My Commission Expires: 6/20/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY