BILL GARRETT, Davidson County

Trans:T20140043559 DEEDWARR
Recvd: 06/19/14 13:41 2 pgs
Fees:13.00 Taxes:1306.10

20140619-0053677

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $353,000.00

Affiant

Subscribed and sworn to before me, this 17th day of June, 2014.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
PAUL BLASUCCI	PINNACLE BANK	**08305000100**
1003 SEYMOUR AVE	150 3RD AVE. S., SUITE 900	
NASHVILLE, TN 37206	NASHVILLE, TN 37201	

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 ACKNOWLEDGE, WE,

SETH A. CONLEY, MARRIED

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

PAUL BLASUCCI, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 50 feet of the southerly 208 feet of 100 foot lot, a part of Lot No. 6 on the Plan of the Subdivision of the Real Estate of John Hobson, deceased, as of record in Minute Book "L", page 363, of the Circuit Court of Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the center of Seymour Avenue which is 573 feet easterly of McFerrin Avenue, which is 100 feet, more or less, east of a piece of ground formerly owned by A. W. Hooker, Trustee, the Sub-division of which is of record in Book 57, page 131, Register's Office for said County; thence with the center of Seymour Avenue, easterly 50 feet, a point 50 feet west of the southwest corner of the property conveyed to Zack Q. Myers by deed from Lewis T. Baxter, as of record in Book 675, page 703, of the Register's Office for said County; thence northerly, and along a line parallel to the west line of said Zack Q. Myers property 208 feet, more or less, to the rear line of 150 foot lot, which fronts on Petway Avenue; thence westerly and along a line parallel with Seymour Avenue 50 feet to a point; thence at right angles southerly 208 feet, more or less, to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO SETH A. CONLEY, MARRIED, BY WARRANTY DEED FROM REED EDMONDSON AND WIFE, VIRGINIA W. EDMONDSON, DATED 03/31/2000 AND RECORDED ON 04/03/2000 IN INSTRUMENT NUMBER 200004030033213, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $83,500.00. AMANDA CONLEY JOINS IN THIS CONVEYANCE TO TRANSFER ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1003 SEYMOUR AVE, NASHVILLE, TN 37206.

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, 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 17th day of June, 2014.

SETH A. CONLEY

AMANDA CONLEY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, SETH A. CONLEY AND AMANDA CONLEY, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

MY COMMISSION EXPIRES
MARCH 1, 2016

My Commission Expires:_____

Notary Public