# WARRANTY DEED

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Patrick H. Wagoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-01-16

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert W. Blair | Regions Bank | |
| (NAME) | (NAME) | |
| 5109 Ravens Glen | 2050 Parkway Office Cir. | 172-14B-136 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Birmingham, AL 35244 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **ROBERT MACK MCCOY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT W. BLAIR AND WIFE, BEVERLY J. BLAIR,** 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 No. 136 on the Plan of Winfield Park, Phase 1, Section 2, of record in Instrument No. 20000225-0018478, Instrument No. 20000225-0018479 and Instrument No. 20000225-0018480, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert Mack McCoy by Deed from Ila Bell H. Garton dated May 11, 2006 of record in Instrument No. 20060515-0056871, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20000225-0018478, Instrument No. 20000225-0018479 and Instrument No. 200000225-0018480, said Register's Office; and (c) restrictive covenants of record in Book 11113, page 691 and Instrument No. 20020520-0061426, said Register's Office; (d) bylaws of record in Book 1113, page 717 and Instrument No. 20001211-0122000, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5109 Ravens Glen, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

BILL GARRETT, Davidson County
Trans:T20140045811 DEEDWARR
Recvd: 06/27/14 10:17 2 pgs
Fees:13.00 Taxes:1295.00
20140627-0056400

MMC

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 25th day of June, 2014.

Robert Mack McCoy

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Mack McCoy, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of June, 2014.

Commission expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public