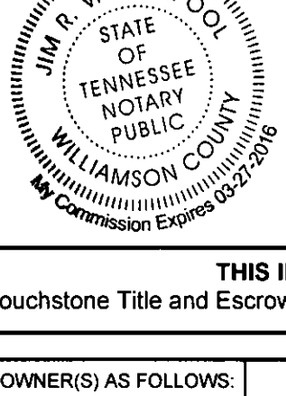
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Benjamin T. Dozier | Pinnacle Bank | 161110F01200CO |
| (NAME) | (NAME) | |
| 5762 Amalie Drive | 150 3rd Avenue South, Suite 900 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Nashville, TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Lindsay M. Farrar Blades, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Benjamin T. Dozier, a single man, 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 Unit No. 12 on the Condominium Plat, Townhomes of Brentwood, of record in Plat Book 9700, Page 990, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lindsey M. Farrar, unmarried by Warranty Deed from Barbara J. Ramsdell, unmarried, recorded on the 29th day of October, 2010 in Instrument No. 20101029-0086719, in the Register's Office of Davidson County, Tennessee. The said Lindsey M. Farrar having since married now being known as Lindsey M. Farrar Blades.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Danny Blades, spouse of the above named Lindsey M. Farrar Blades, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

unimproved ☐

This is improved ☑ property, known as 5762 Amalie Drive, 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:T20140046037 DEEDWARR
Recvd: 06/27/14 15:27 2 pgs
Fees:13.00 Taxes:658.60

Witness our hands this 25th day of June, 2014.

Lindsey M. Farrar Blades

Danny Blades

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 25th day of June, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lindsey M. Farrar Blades and Danny Blades**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015