Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140047611 DEEDWARR
Recvd: 07/03/14 10:43 2 pgs
Fees:13.00 Taxes:1720.50
20140703-0058769

02-1405-49031

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $465,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2014.

Notary Public
My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark M. Blossom Jr. 1 Fox Vale Ln. Nashville TN 37221	NEW OWNER	178-00-0-073.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Deborah F. Curtis, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark M. Blossom Jr. and Kiandrea Turner-Blossom, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 1 of Fox Hollow Farms, Phase I, on the West side of State Route 96 and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of State Route 96, said pin being the southeast corner of Wayne Groves property of record in Deed Book 4494, Page 53, Register's Office for Davidson County, Tennessee; thence with said westerly margin the following calls: thence South 06 deg. 59' 52" East 265.37 feet to a concrete monument; thence South 26 deg. 41' 42" West, 113.04 feet to a concrete monument; thence, leaving said margin, South 75 deg. 37' 08" West, 464.02 feet to a point; thence, South 53 deg. 47' 15" West, 92.12 feet to a point; thence North 36 deg. 12' 45" West, 205.80 feet to a point in a creek; thence, with said creek, North 05 deg. 58' 26" East, 127.63 feet to a point; thence, leaving said creek, North 34 deg. 06' 38" West, 145.22 feet to an iron pin in the South line of Groves; thence, with said Groves, North 74 deg. 58' 10" East, 411.98 feet to an iron pin; thence, North 87 deg. 36' 00" East, 334.40 feet to the point of BEGINNING.

Being the same property conveyed to Marilia Rivera-Rios and Deborah F. Curtis, both unmarried by deed from Raymond C. Rector and wife, Marjorie A. Rector, dated October 31, 2001, recorded November 7, 2001, of record in Instrument No. 20011107-0122133, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Deborah F. Curtis by Quitclaim Deed from Marilia Rivera-Rios, dated December 19, 2011, recorded June 12, 2012, of record in Instrument No. 20120612-0051324, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1 Fox Vale Ln., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of June, 2014.

Deborah F. Curtis

Deborah F. Curtis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah F. Curtis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of June, 2014.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

12/27/17

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066