(2)

RETURN TO Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-21345

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/21/17

(AFFIX SEAL)

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Duane Blevins	Owner	13302039300
(NAME)	(NAME)	
249 Thuss Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140055188 DEEDWARR
Recvd: 07/30/14 10:59 2 pgs
Fees:13.00 Taxes:83.25
20140730-0067858

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thomas E. Warren**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Duane Blevins**, hereinafter called the GRANTEE(S), their heirs and/or 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 more particularly described as follows, to-wit:

Part of Lot Number 7 on the plan of the subdivision of the real estate of Hincey Petway, deceased as of record in Minute Book 1, Page 442, Chancery Court at Nashville, being Lot Number 10 and the easterly one-half of Lot Number 11 on the unrecorded map of A.C. Roth's Subdivision, described as follows:

Beginning at a point on the northerly margin of Antioch Pike 590 feet east of the easterly margin of McComb Avenue, formerly Stewart Street; thence northwardly and parallel with the easterly margin of McComb Avenue 162 1/2 feet to a point in the corner of Lot Numbers 9 and 10; thence southwardly with the line between Lot Numbers 9 and 10, 163.9 feet, to the northerly margin of Antioch Pike; thence with the northerly margin of said pike westerwardly 75 feet to the point of beginning.

Being the same property conveyed to Thomas E. Warren by Special Warranty Deed dated 04/26/2010 from The Bank of New York Mellon Trust Company, NA, as Indenture Trustee for the IMC Home Equity Loan Owner Trust 1998-7 of record in Instrument 201005100035727, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable. Order for Demolition or Removal of Structure filed in favor of Metropolitan Government of Nashville against Thomas E. Warren, filed on 05/15/2014 and of record in Instrument 201405150041836; said Register's Office,

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 244 Antioch Pike, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 25 day of July, 2014.

Thomas E. Warren by Pam Simmons, Attorney in Fact

Thomas E. Warren by Pam Simmons, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pam Simmons, with whom I am personally acquainted and who proved himself to be the Attorney in Fact for Thomas E. Warren, and who being authorized to do so acknowledged executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of July, 2014.

Notary Public
My Commission Expires:

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027