BILL GARRETT, Davidson County
Trans:T20140090854 DEEDWARR
Recvd: 12/04/14 11:10 2 pgs
Fees:13.00 Taxes:51.80
20141204-0111183

WARRANTY DEED

The actual consideration or value for this transfer is $ 14,000.00

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 3 day of December, 2014.

Janet A. Pool
NOTARY PUBLIC
My Commission Expires: 7-2-2018

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
JHON J. PULECIO 201 Lyle Ln. Nashville, TN. 37210	New Owner	044 15 0 / 007.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by JHON J. PULECIO, unmarried, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **GARY W. BLANCHETTE**, un-married, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

JHON J. PULECIO, un-married, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 114 on the Plan of Village of Old Hickory, Section "D" of record in [plat] Book 1424, page 65, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description.

Being all the same property conveyed to Mary Ellen Blanchette, *for life*, remainder to Gary W. Blanchette, and wife, Mary Frances Blanchette, by deed dated January 4th 2003, and of record as Instrument **#20030106-0001798**, Register's Office for Davidson County, Tennessee. The said Mary Ellen Blanchette having died, in Davidson County, Tennessee on March 19, 2013, Probate case #13P-802, the property then being vested in Gary W. Blanchette and wife, Mary Frances Blanchette. The said Mary Frances Blanchette having died intestate, in Davidson County, December 20, 2013, leaving Gary W. Blanchette as the surviving tenant by the entirety, (see Affidavit of Heirship of record as Instrument **#20141120-0107134**, said Register's Office).

The above description is the same as in the previous deed of record.

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, his heirs and assigns, forever. I do covenant with the said GRANTEE that I am 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. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions, and all matters of record in the Register's Office for Davidson County, TN, or otherwise, as may affect the property, including the following:

2014 Property taxes are to be prorated and paid at closing.
Any conditions which are the result of the residence previously located on the premises,
All matters shown on the Plan of record in Book 1424, page 65, said Register's Office.
Telephone line easement of record in Book 662, page 743, said Register's Office.
Right-of-way easement of record in Book 626, page 556, said Register's Office.
Restrictions and Easements of record in Book 1788, page 157, and Book 2027, page 342, said Register's office.

This is ***un-improved*** property known as: 808 Bryan Street, Old Hickory, TN 37138.

Witness my hand this 3 day of December, 2014.

GARY W. BLANCHETTE

JANET A. POOL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Janet A. Pool, a Notary Public in and for said County and State, the within named GARY W. BLANCHETTE and the bargainor(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 and official seal at Old Hickory Tennessee this 3 day of December, 2014.

Janet A. Pool
NOTARY PUBLIC

JANET A. POOL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 7-2-2018

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WARRANTY DEED

From: GARY W. BLANCHETTE
un-married

To: JHON J. PULECIO
un-married

Property:
808 Bryan Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, Tennessee
615-847-2000

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www.ljelaw.com