WARRANTY DEED

The actual consideration or value for this transfer is $ 30,000.00

AFFIANT

STATE OF TENNESSEE
COUNTY OF Williamson

SWORN TO AND SUBSCRIBED before me this day of January, 2015.

NOTARY PUBLIC
My Commission Expires: 11-3-15

BILL GARRETT, Davidson County
Trans:T20150001659 DEEDWARR
Recvd: 01/08/15 09:30 2 pgs
Fees:13.00 Taxes:111.00
20150108-0002064

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.
REGGIE HOWARD 1414 Bellavista Blvd. Nashville, Tennessee 37207	New Owner	052 03 0 / 105.00

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

We, GARY WAYNE BLANCHETTE, un-married, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

REGGIE HOWARD , , 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. 17 of Block "B" on the unrecorded plan of the subdivision called "Home Acres" described according to a survey made by Blanchard & Parrish, Engineers, dated August 26, 1939, as follows:

Beginning on the Westerly margin of Center Street at the Southeast corner of the property conveyed to Mildred L. Johnson by deed from the Layman Foundation of record in Book 1391, page 138, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 16 and 17; thence with the line between said two lots, Westwardly 225 feet to the common corner of Lots Nos. 11, 12, 16 and 17; thence with the line between lots Nos. 11 and 17, Southwestwardly 100 feet to the common corner of Lots Nos. 10, 11, 17 and 18; thence with the line between Lots Nos. 17 and 18, Eastwardly 225 feet to the Westerly margin of Center Street; thence with the said street, Northwardly 100 feet to the beginning.

Being **Tract I** of the property conveyed to Mary Frances Blanchette by deed from Gary W. Blanchette dated July 25, 1997, and of record in Book 10549, page 520, Register's Office for Davidson County, TN. The said Mary Frances Blanchette died, intestate, in Davidson County on December 20, 2013, Leaving Gary Wayne Blanchette as her sole heir at law and beneficiary, as shown by affidavit of heirship of record as Instrument #20141120-0107134, Register's Office for Davidson County, Tennessee.

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, their 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:

2015 Property taxes which are prorated & assumed by the Grantee.

This in Improved property known as 612 Center Street, Madison, TN 37115

Witness my hand this 6 day of January, 2015.

GARY WAYNE BLANCHETTE

JANET A. POOL
STATE OF TENNESSEE NOTARY PUBLIC
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 WAYNE BLANCHETTE the bargainor(s), 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 Old Hickory, Tennessee this 6 day of January, 2015.

Janet A Pool
NOTARY PUBLIC

My Commission Expires: 7-2-2018

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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WARRANTY DEED

From:
GARY WAYNE BLANCHETTE

To: **REGGIE HOWARD**

Property:
612 Center Street
Madison, TN 37115

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, Tennessee 37138
615-847-2000

johnny@ljelaw.com
www.ljelaw.com