WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/03/15 15:48 2 pgs
Fees:13.00 Taxes:407.00
20150203-0010233

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$110,000.00.**

Affiant

Subscribed and sworn to before me this 28th day of January, 2015

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brian Norris	Same	11905029000
205 Lutie Street		
Nashville, TN 37210		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James C. Blanton III**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brian Norris**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 71 of block 24 on the map of the re-subdivision of blocks Nos. 23 and 24 and parts of blocks Nos. 26 and 27 in Cumberland Nurseries, as of record in Plat Book 161, Page 139, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 71 fronts 50 feet on the southerly side of Lutie Street and runs back between parallel lines, 179 feet to an alley.

Being the same property conveyed to James C. Blanton, Jr., unmarried from Nola B. Manor a widow by Warranty Deed on May 8, 1990, of record in Book 8107, Page 751, Register's Office for Davidson County, Tennessee. Further conveyed to James C. Blanton Jr., an unmarried person, and James C. Blanton III, from James C. Blanton Jr. an unmarried person by Quitclaim Deed on March 29, 2001, of record in Instrument Number 20010411-0035623, Register's Office for Davidson County, Tennessee. The said James C. Blanton, Jr. having since died on June 6, 2003, leaving his interest in the property to his Heirs-at-law, James C. Blanton, III, as evidence by Affidavit of Heirships of record in Instrument Number 20150203-0010231 **and in Instrument Number** 20150203-0010232**, said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 139, Register's Office for Davidson County, Tennessee.

This is improved property known as: **205 Lutie Street, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 26, 2015.

James C. Blanton III

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **James C. Blanton III** to me known to be the person described n and who executed the foregoing instrument, and acknowledged that he executed the same or the purposes therein contained.

WITNESS my hand and Official Seal at office this January 26, 2015

My commission expires 8/6/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY