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

BILL GARRETT, Davidson County
Trans:T20150013769 DEEDWARR
Recvd: 02/25/15 12:27 2 pgs
Fees:13.00 Taxes:995.30
20150225-0016189

02-1501-49351

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $269,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2015.

Notary Public
My commission expires: 30 MAR 2018

CHELSEA LEIGH BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Zachary S. Blazer 7823 Oakfield Grove Brentwood TN 37027	OWNER	181-10-0-A-281.00-CO

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, James M. Davis, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Zachary S. Blazer, 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 Davidson County, Tennessee, being Lot No. 1008, on the Plan of Phase 10A, Autumn Oaks Subdivision, of record in Instrument No. 20130812-0084048, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Investment Properties, LLC by Warranty Deed from Nashoak, LLC, dated November 1, 2012, recorded November 6, 2012, of record in Instrument No. 20121106-0102427, as corrected by Scrivener's Affidavit of record in Instrument No. 20130110-0003142, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to NVR, Inc., a Virginia corporation T/A Fox Ridge Homes by Warranty Deed from Investment Properties, LLC, a Tennessee Limited Liability Company, September 11, 2013, recorded September 12, 2013, of record in Instrument No. 20130912-0096550, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James M. Davis, unmarried by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, dated November 26, 2013, recorded December 2, 2013, of record in Instrument No. 20131202-0122347, 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 7823 Oakfield Grove, Brentwood, TN 37027

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 23rd day of February, 2015.

James M. Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James M. Davis and , 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 23rd day of February, 2015.

State of Tennessee at Large

My Commission expires:

12/27/17

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