Davidson County DEEDWARR
Recvd: 03/03/15 16:00 2 pgs
Fees:13.00 Taxes:521.70
20150303-0018664

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Shelley Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 day of March, 2015

Connie J Buchanan
Notary Public

MY COMMISSION EXPIRES: 4/2/15
(AFFIX SEAL)

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Erik Sundin	Highland Residential Mortgage, LTD.	173 05 0A 052.00
(NAME)	(NAME)	
1781 Red Jacket Drive	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-One Thousand And No/100 Dollars ($141,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gregory Blackall and Heather ~~Balckall~~, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Erik Sundin**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Blackall (2)

single (2)

Being all of Lot No. 52 (Fifty Two) on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791 and Amended of record in Instrument Number 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Gregory Blackall and Heather Blackall, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated August 24, 2006 and recorded August 29, 2006 in Instrument No. 20060829-0106818, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 1781 Red Jacket Drive, Antioch, TN 37013

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 25 day of February 2015.

Gregory ~~Blackall~~ Blackall

Heather ~~Balckall~~ Blackall

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF Pasco

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Gregory Blackall and Heather ~~Batckall~~ Blackall, husband and wife the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~27~~ 25th of February, 2015.

Notary Public

My Commission Expires: July 19 2018

(SEAL)

LAUREN M CHASE
MY COMMISSION # FF 119388
EXPIRES: July 19, 2018
Bonded Thru Notary Public Underwriters

File Number: GRN-150176

True Copy Certification

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

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018