BILL GARRETT, Davidson County
Trans:T20150019493 DEEDWARR
Recvd: 03/17/15 15:40 2 pgs
Fees:13.00 Taxes:647.50
20150317-0023029

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Carla K. W. Dodd
Affiant

Subscribed and sworn to before me, this 16th day of March, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public
My commission expires: 7-3-17

02-1501-49370

Address of New Owner:	Send Tax Bills to:	Tax Information
Roger A. Yazell 564 Griffiin Circle Hermitage TN 37076	FRANKLIN AMERICAN MTG. 501 CORPORATE CENTER DR, SUITE 400 FRANKLIN, TN 37067	064-16-0-E-073.00-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, Jared Blumenberg, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Roger A. Yazell and wife, Suzanne L. Yazell, 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 Unit No. 73, in Building 19, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061025-0132473, as amended in Instrument No. 20061106-0137656, and as further amended in Instrument No. 20071105-0130490, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jared Blumenberg, a maried man by deed from Phillips Builders, LLC, a Tennessee limited liability company, dated March 3, 2010, recorded April 23, 2010, of record in Instrument No. 20100423-0030847, Register's Office for Davidson County, Tennessee.

Kelly Blumenberg, spouse of vested owner, joins in the execution of this instrument to convey any marital interest she may have in subject property.

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 564 Griffiin Circle, Hermitage, TN 37076

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 16th day of March, 2015.

Jared Blumenberg

Kelly Blumenberg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jared Blumenberg and Kelly Blumenberg, 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 16th day of March, 2015.

Notary Public
State of Tennessee at Large

My Commission expires

12/22/17

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