Return To
Compass Land Title
276 Franklin Road, Suite 190
Brentwood, TN 37027

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150034453 DEEDWARR
Recvd: 05/05/15 12:52 2 pgs
Fees:13.00 Taxes:1587.30
20150505-0040816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $429,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2015.

Notary Public

My commission expires: 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jennifer Blaney Christopher Blaney	Franklin Synergy Bank	
1406 Norvel Avenue	722 Columbia Ave	061-15-0-259.00
Nashville, TN 37216	Franklin TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHANEY MOSLEY, AN UNMARRIED MAN AND JAMIE DAY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER BLANEY AND CHRISTOPHER BLANEY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 50 on the Plan of M. N. Young's Inglewood Annex, a Resubdivision of Lots 1-2-3 and 4 of William 31 Acre Tract of record in Plat Book 547, Page 197, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James E. Morehead and wife, Judy M. Morehead, as tenants by the entirety by Warranty deed from Robert B. Beck and wife, Martha Lu Beck of record in Book 8096, page 98, Register's Office for Davidson County, Tennessee, dated April 24, 1990 and recorded on April 26, 1990.

Being the same property conveyed to Les Lazarus by Substitute Trustee's deed from Rubin Lublin TN, PLLC, Substitute Trustee of record in Instrument No. 20140626-0056209 Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on June 26, 2014.

Being the same property conveyed to Robert Braswell by Quitclaim deed from Les Lazarus of record in Instrument No. 20140627-0056218 Register's Office for Davidson County, Tennessee, dated June 26, 2014 and recorded on June 27, 2014.

Being the same property conveyed to Chaney Mosley, an unmarried man and Jamie Day, an unmarried man by Warranty deed from Robert Braswell, married of record in Instrument No. 20140912-0083939 Register's Office for Davidson County, Tennessee, dated September 10, 2014 and recorded on September 12, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1406 Norvel Avenue, Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of May, 2015.

Chaney Mosley by Jamie Day Attorney Infact

Chaney Mosley by Jamie Day,
Attorney in Fact

Jamie Day

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jamie Day, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of May, 2015.

Notary Public

My Commission Expires:

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2015, before me personally appeared Jamie Day, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Chaney Mosley as attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Chaney Mosley.

Witness my hand and seal this 1st day of May, 2015.

Notary Public

My Commission Expires:

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018