WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/15 10:15 4 pgs
Fees:23.00 Taxes:721.50
20150610-0054658

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tena Marie Hunter	SWBC Mortgage Corporation	126160A44300
(NAME)	(NAME)	
1644 Harpeth Run Drive	213 Overlook Circle #A4	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Rose M. Blankenship and Robert R. Blankenship Jr.**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tena Marie Hunter, an unmarried person**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Nashville, Davidson County, State of Tennessee and more particularly described as follows: Being Lot No. 571 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown by plat appearing of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rose M. Blankenship and Robert R. Blankenship, Jr., Tenants in Common with Rights of Survivorship by Warranty Deed dated 12/29/2006 from Rochford Realty and Construction Co., Inc., a Tennessee Corporation of record in Instrument 20070110-0004251, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 1, Page 121, Book 1, Page 25, Instrument 200502150016985, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for Riverwalk of record in Instrument 200111050121083, as amended of record in Instrument 200204240050565, as amended of record in Instrument 200404300049313, as amended of record in Instrument 200405060051985, as amended of record in Instrument 200503080025001, as amended of record in Instrument 200603200031638, as amended of record in Instrument 200611030136691, as amended of record in Instrument 200612140154502, said Register's Office.

By-Laws of record in Instrument 200111050121083, said Register's Office.

Easement of record in Book 751, Page 375, said Register's Office.

Easement of record in Book 787, Page 7, said Register's Office.

Declaration of Taking Easement of record in Book 4205, Page 194, said Register's Office.

Judgment of record in Book 4226, Page 715, said Register's Office.

Grant of Transmission Line Easement Easement of record in Book 4257, Page 647, said Register's Office.

Agreement for Dedication of Public Utilities Easement Easement of record in Book 7526, Page 315, said Register's Office.

Agreement for Dedication of Public Utilities Easement Easement of record in Book 7526, Page 318, said Register's Office.

Agreement for Dedication of Public Utilities Easement Easement of record in Book 7526, Page 324, said Register's Office.

Declaration of Road and Utility Access Easements Easement of record in Instrument 200107060072536, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 200109190101279, said Register's Office.

Landscape Agreement Easement of record in Instrument 200109190101280, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 200211190143687, said Register's Office.

Agreement for Dedication of Public Utilities Easement Easement of record in Instrument 200211250145984, said Register's Office.

Agreement for Dedication of Public Utilities Easement Easement of record in Instrument 200408120097619, said Register's Office.

Miscellaneous of record in Book 6269, Page 13, said Register's Office.

Agreed Order of record in Book 8002, Page 118, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1644 Harpeth Run Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), their heirs and/or 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 29th day of May, 2015.

Rose M. Blankenship by Robert R. Blankenship, Jr. her atty in fact

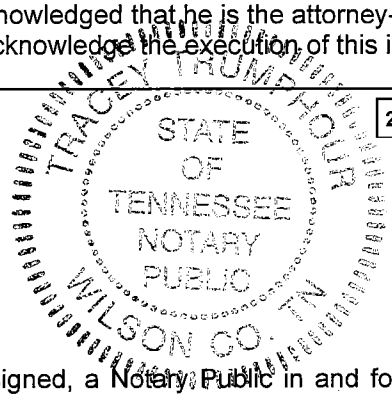
Robert R. Blankenship Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

On this 29 day of May, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Robert R. Blankenship, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Rose M. Blankenship, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

20150610-0054657

Notary Public
My Commission Expires: 8.14.17

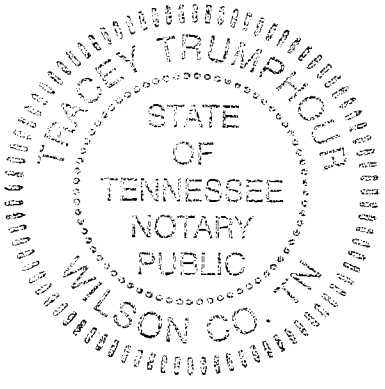


State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert R. Blankenship, Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of May, 2015.

Notary Public
My Commission Expires: 8.14.17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Robyn DuBray, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:03/20/18

