WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048777 DEEDWARR
Recvd: 06/18/15 14:48 2 pgs
Fees:13.00 Taxes:876.90

20150618-0058466

Y-VRES-15-2829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Blackburn	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**09403002700**
2829 Barclay Drive	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **EDDIE LAWRENCE SHANK, PERSONAL REPRESENTATIVE OF THE ESTATE OF DOROTHY LEE WELLS ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JASON BLACKBURN AND DEVON BLACKBURN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 210 on the Plan of Section One, Fortland Park of record in Plat Book 2663, Page 61, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly margin of Barclay Drive, the corner of Lots Nos. 210 and 211; thence southerly along the line between the said two lots 191.6 feet to a point; thence southwesterly 25.3 feet to a point; thence northwesterly along the line between Lots Nos. 210 and 20, 98.8 feet to a point, the common corner of Lots Nos. 210, 20 and 21; thence northerly along the line between Lots Nos. 210 and 21, 120 feet to a point in the southerly margin of Barclay Drive; thence northeasterly along the margin of said drive 13.65 feet to a point, and continuing thence along the margin of said drive 61.35 feet to the point of beginning.

Being the same property conveyed to Sammy K. Wells and wife, Dorothy L. Wells by warranty deed from Robert V. Pounders, Jr. and wife, Frances B. Pounders of record in Book 6408, page 321, Register's Office for Davidson County, Tennessee, dated 10/18/1984 and recorded on 10/22/1984.
The said Sammy K. Wells and Dorothy L. Wells are now deceased, Sammy K. Wells having predeceased Dorothy L. Wells . Eddie Lawrence Shank, Personal Representative of the Estate of Dorothy Lee Wells executes this deed on behalf of the estate By Order to Sale of the Seventh Circuit Probate Division Case No.15P662 in Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 2663, Page 61, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2829 Barclay Drive, Nashville, Tennessee 37206**.

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 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 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/our hand(s) this the 12th DAY OF JUNE, 2015.

Estate of Dorothy Lee Wells

BY: _____

Eddie Lawrence Shank
Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDDIE LAWRENCE SHANK, PERSONAL REPRESENTATIVE of the ESTATE OF DOROTHY LEE WELLS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of June, 2015.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNFSSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212