WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048997 DEEDWARR
Recvd: 06/19/15 10:00 2 pgs
Fees:13.00 Taxes:444.00
20150619-0058740

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO., TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 2-22-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen DePra Jr.	Stephen DePra Jr.	95-05-OB/171.00
(NAME)	(NAME)	
2120 Lebanon Pike, Unit 55	2120 Lebanon Pike, Unit 55	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John D. Blonshine,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stephen DePra Jr., unmarried,** 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:

Being all of Unit 55 on the Master Deed of Easthaven Townhomes a planned unit development of record in Inst 20010806-0083543 Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to John D. Blonshine by deed from Faithe Sass, unmarried dated October 10, 2012 and filed for record October 12, 2012 as instrument No. 20121012-0093579 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Book 20010806-0083543 Register's Office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office of Davidson County, Tennessee.

2014 County taxes in the amount of $1272.39 were posted paid on December 12, 2014.

Subject to Dedication of common area to Easthaven Townhomes Owners Association, Inc., of record in Instrument No. 20020709-0082358, Register's Office for Davidson County, Tennessee.

Subject to Charter of Incorporation of Easthaven Townhomes Owners Association, Inc., of record in Instrument No. 20020709-0082356 in the Register's Office for Davidson County, Tennessee.

Subject to Covenants, Conditions, Restrictions and Agreements including the agreement to pay assessments for the maintenance of common areas contained in Declaration (and By-Laws) for Easthaven Townhomes, of record in Instrument No. 20010806-0083543 amended in Instrument No. 20020709-0082357, 20030425-0055753,

20031007-0147961 and 20040419-0043570, Register's Office for Davidson County, Tennessee.

Subject to Easements to Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and or storm drainage, water mains and appurtenances of record in Instrument No. 20040319-0031672, Register's Office for Davidson County, Tennessee.

Subject to Easement for ingress/egress of record in Instrument No. 20031007-0147962 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2120 Lebanon Pike, Unit 55, Nashville, TN 37210

(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 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, 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 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/our hands this 17th day of June, 2015.

John D. Blonshine

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for the County and State, aforesaid, John D. Blonshine, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of June, 2015.

Notary Public Judith C. Jacobs
My Commission Expires: 2-22-14

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO., TN

File No.: 201506004