THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32434-05-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $439,900.00. Affiant Subscribed and sworn to before me this 9th day of June, 2015. Notary Public My Commission Expires: 1-8-19

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF CARLA KARD

WARRANTY DEED

Address New Owner: Stan Thrasher, Anita Thrasher 1608 Nottingham Place Nashville, TN 37221	**Send Tax Bills To:** Summit Funding, Inc. 2241 Harvard Street, Ste 200 Sacramento, CA 95815	**Tax Information:** Map and Parcel No.: 142 16 O A 105 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth H. Blalock, an unmarried woman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stan Thrasher and Anita Thrasher** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1608 Nottingham Place, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20150049074 DEEDWARR
Recvd: 06/19/15 10:56 3 pgs
Fees:18.00 Taxes:1627.63
20150619-0058803

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of June, 2015.

Elizabeth H. Blalock

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth H. Blalock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2015.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Phase Three of Devon Park, of record in Plat Book 6900, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth H. Blalock, an unmarried woman, by deed dated December 7, 2009 from Kimberly V. Norment, formerly known as Kimberly V. Ridenour and husband, Russell Norment, of record in Instrument No. 20091221-0116121, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties, and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Declaration of Covenants, Conditions and Restrictions for Devon Park of record in Book 6176, page 7, amended in Book 6541, page 542, and Book 6967, page 156, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. By-Laws of Devon Park Homeowners Association, of record in Book 8276, page 53, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, page 52, Register's Office for Davidson County, Tennessee.
6. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 5473, page 175, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 6145, page 252, and Book 6908, page 59, Register's Office for Davidson County, Tennessee.