#32416

File No. 155129

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/15 09:00 3 pgs
Fees:18.00 Taxes:1341.25
20150701-0063431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00

W. Stanford Blalock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2015.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES NOV 2, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Stanford Blalock	FLM Bank	131030H00500CO
(NAME)	(NAME)	
110 Jamestown Green Court	2081 Wilma Rudolph Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Clarksville TN 37040	
(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, I/WE **LYTLE BROWN, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W. STANFORD BLALOCK, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 3-A of James Town Green Condominiums, a Horizontal Property Regime, established by Master Deed and By-Laws of record in Book 6562, Page 901, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to Lytle Brown by Warranty Deed from Erma J. Choate, dated April 21, 2015 and recorded May 6, 2015 in Instrument No. 20150506-0041299, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is further subject to the lien of taxes and assessments for the current year and subsequent years; all matters as shown on Master Deed and By-Laws of record in Book 6562, Page 901; all matters as shown on Boundary Plat of record in Book 6250, Page 497, as amended in Book 6732, Page 744; Charter of record in Book 6773, Page 534; and Deeds of Conveyance of record in Book 7061, Page 140 and Book 7061, Page 191, Register's Office for Davidson County, Tennessee; and, all other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 110 Jamestown Green Court, Nashville, Tennessee 37215

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 26th day of June, 2015.

Lytle Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named LYTLE BROWN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of June, 2015.

Commission expires: **03/26/2017**

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

True Copy Certification

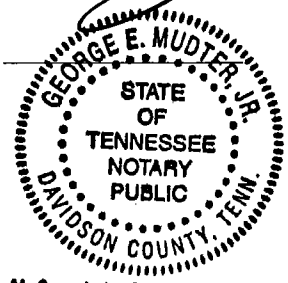
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:



My Commission Expires MAY 3, 2016