WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150063773 DEEDWARR
Recvd: 08/03/15 15:21 2 pgs
Fees:13.00 Taxes:4652.75
20150803-0076665

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,257,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Ste 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard J. Blahauvietz	Same As New Owner	Map 159-10-A- 004.00
(NAME)	(NAME)	
5613 Ottershaw Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, We, **John R. Vispo and Carol T. Vispo, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard J. Blahauvietz and Abby Eblen Blahauvietz, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Ottershaw Subdivision, of record in Plat Book 7900, pag 678, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, thereof.

Being the same property conveyed to John R. Vispo and spouse, Carol T. Vispo by Warranty Deed from David L. Burnette and spouse Lauren R. Burnette, filed for record on June 9, 2000 as Instrument No. 20000809-0079037, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed and (c) Restrictive covenants contained in Book 9269, page 483, Book 9481, page 557 and Instrument No. 20101216-0099945, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 5613 Ottershaw Court, Brentwood, TN 37027
(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 30th day of July, 2015.

John R. Vispo
By: Robert L. Scruggs, Attorney in Fact

Carol T. Vispo
By: Robert L. Scruggs, Attorney in Fact

State of Tennessee
County of Davidson

On this 30th day of July, 2015 before me personally appeared, Robert L. Scruggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John R. Vispo and Carol T. Vispo, and acknowledged that he executed the same as the free act and deed on behalf of John R. Vispo and Carol T. Vispo.

WITNESS my hand and seal this 30th day of July, 2015.

Notary Public

My Commission Expires: 3-16-18

File No.: 71015197

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY