BILL GARRETT, Davidson County
Trans:T20150066541 DEEDWARR
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Fees:13.00 Taxes:1957.30
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Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 57637
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David P. Blessington 5809 Robert E. Lee Dr. Nashville, TN 37215	New owner

TAX MAP PARCEL NUMBERS: 14509001600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$529,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Neil D. Master and wife, Janet G. Master**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David P. Blessington, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Tyne Valley Estates, Section 2, of record in Book 3300, page 72, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Neil D. Master and wife, Janet G. Master by Warranty Deed from Frances P. Coode, unmarried, dated September 14, 2001, recorded September 17, 2001 in Instrument No. 20010917-0100555, re-recorded in Instrument No. 20011004-0107731, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2015, and subsequent years. The Plan of record in Book 3300, page 72, said Register's Office, which Plan shows an Owner's Certificate, a 90 foot minimum building set back line from Robert E. Lee Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot; and a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot; and an easement for overhang across the front line of said lot.

This is improved property, known as 5809 Robert E. Lee Drive, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of August, 2015.

Neil D. Master

Janet G. Master

State of Tennessee

County of Davidson

On this 5th day of August, 2015, before me the undersigned authority, personally appeared Neil D. Master and Janet G. Master, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY LIVELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary

State of Tennessee

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $529,000.00.

Affiant

Sworn and subscribed before me this 5th day of August, 2015.

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

My Commission Expires:

Notary