J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $399,999.00.

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2015.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20150069028 DEEDWARR
Recvd: 08/17/15 14:01 2 pgs
Fees:13.00 Taxes:1480.00
20150817-0082496

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Coby Deckard	New Owner	**129-04-0-068.00**
123 Allendale Drive		
Nashville, TN 37205		

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, WE,

Elizabeth Blair Ursic n/k/a Elizabeth Blair, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Coby Deckard and Allison Deckard, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 52 on the Plan of West Meade Farms, Section 3, of record in Plat Book 1835, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth Blair Ursic, unmarried by Warranty Deed from John Montgomery and wife, Margaret Ferris Montgomery, of record in Instrument No. 20020514-0059164, Register's Office for Davidson County, Tennessee, dated May 13, 2002 and recorded on May 14, 2002.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 123 Allendale Drive, Nashville, TN 37205.

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 HANDS EFFECTIVE AS OF August 13, 2015:

Elizabeth Blair Ursic n/k/a Elizabeth Blair

Elizabeth Blair Ursic n/k/a Elizabeth Blair

William L. Blair

William L. Blair**

*** William L. Blair, spouse of Elizabeth Blair, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.*

STATE OF TENNESSEE	)	**INDIVIDUAL ACKNOWLEDGEMENT**
	)	
COUNTY OF Williamson	)	

Personally appeared before me, a Notary Public of said County and State, Elizabeth Blair and William L. Blair, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 13th day of August, 2015.

My Commission Expires: 6.26.16

Notary Public

20151361R

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY