WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150069263 DEEDWARR
Recvd: 08/18/15 08:26 2 pgs
Fees:13.00 Taxes:1424.50
20150818-0082776

G-VRES-15-1117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dean Allen Blackwell and Ann Schneider Blackwell	**Community Mortgage Corporation**	
(NAME) 142 St. Andrews Drive	(NAME) **142 Timber Creek Drive**	**083-13-0A-203.00-CO**
(ADDRESS) Jackson, MS, 39211	(ADDRESS) **Cordova, TN 38018**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SHELLEY THOMAS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DEAN ALLEN BLACKWELL AND ANN SCHNEIDER BLACKWELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 203 on the Plan of Fatherland Court at Martin Corner, as shown on Exhibit A-2, to Declaration of Covenants, Conditions and Restrictions of record Instrument No. 20050628-0074027, revised in Instrument No. 20051006-0120764, 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 Shelley Thomas, unmarried by Warranty deed from Steven J. Petrecca, unmarried of record in Instrument No. 20090507-0042321 Register's Office for Davidson County, Tennessee, dated April 30, 2009 and recorded on May 07, 2009.

This conveyance is subject to:

- Taxes for the year 2015 and subsequent.
- All matters shown on the Plan of record as Instrument Number 20050628-0074027, revised in Instrument No. 20051006-0120764, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050628-0074027, as amended in Instrument No. 20051006-0120764, , Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of Five Points Redevelopment Project Area of record in Instrument No. 20050310-0026488, in the Register's Office for Davidson County, Tennessee.
- Charter of Fatherland Court at Martin Corner Townhomes Owners Association, Inc. of record in Instrument No. 20050628-0074028, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20051114-0136915, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20051117-0139055, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1117 Fatherland Street, Unit 203, Nashville, Tennessee 37206**.

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 the 17th DAY OF AUGUST, 2015.

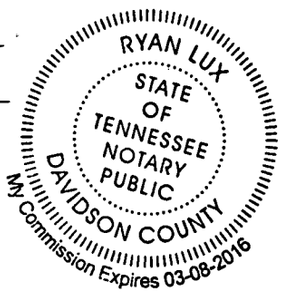
Shelley Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212