Davidson County	DEEDWARR
Recvd: 10/05/15 15:29	3 pgs
Fees:18.00 Taxes:832.50	
20151005-0101337	

Return to: 15002607
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

Heather Lee State of Tennessee Notary Public Rutherford Co. Expires 6-18-17 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Affiant Subscribed and sworn to before me, this 1st day of October, 2015. Heather Lee Notary Public My commission expires: 6-18-17

THIS INSTRUMENT PREPARED BY
Keith H. Solomon, Esquire
Solomon | Parks Title & Escrow, LLC
4025 Hillsboro Road, Suite 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jay Blaisdell and Heidi Blaisdell	**Jay Blaisdell and Heidi Blaisdell**	**Map\Parcel: 126-16-0A-226.00-CO**
7033 Bridgeport Drive	**7033 Bridgeport Drive**	
Nashville, TN 37221	**Nashville, TN 37221**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Elizabeth Nugon n/k/a Elizabeth Nugon Tankersley, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jay Blaisdell and Heidi Blaisdell, 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. 421 on the Plan of Final Plat of Riverwalk, Phase 2A, Section 1 of record in Plat at Instrument No. 20031014-0151989, 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 Nugon a/k/a Elisabeth Nugon, unmarried by Warranty deed from Natalie W. Frost and husband, John K. Frost of record in Instrument No. 20070712-0083299 Register's Office for Davidson County, Tennessee, dated July 02, 2007 and recorded on July 12, 2007. Upon oath, Elizabeth Nugon n/k/a Elizabeth Nugon Tankersley warrants, covenants and certifies that the aforedescribed real property is not her homestead as defined by Statute.

Being also known as 7033 Bridgeport Drive Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes which have been prorated or paid and assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, First Amendment in Instrument No. 20020424-0050565, amended Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691, Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national

origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
HOA Charter of record in Instrument Number 20020425-0051371, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed Conveying the Open Space and Common Areas to Riverwalk Homeowners Association, Inc., of record in Instrument Number 20020424-0050564 and Instrument No. 20040827-0103644, in the Register's Office for Davidson County, Tennessee.
Easement for Harpeth Utilities District of record in Book 7526, Page 315, Book 7526, page 318, Book 7526, page 324 and Instrument No. 20021125-0145984,, in the Register's Office for Davidson County, Tennessee.
Easement for Roads & Access of record in Instrument Number 20010706-0072536, in the Register's Office for Davidson County, Tennessee.
Easement for Storm Water Detention of record in Instrument Number 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, in the Register's Office for Davidson County, Tennessee.
Easement for Landscape Agreement of record in Instrument Number 20010919-0101280, in the Register's Office for Davidson County, Tennessee.
All matters appearing on the Plan of record as Book 1, pages 25 and 121 and Instrument Number 20011024-0115969, in the Register's Office for Davidson County, Tennessee.
Easement for transmission line of record in Book 4527, Page 647, in the Register's Office for Davidson County, Tennessee.
Easement for right of way of record in Book 4205, Page 194, and Book 4226, page 715, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 513, Page 396, Book 751, pages 375, and Book 787, page 7, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20070712-0083299 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 7033 Bridgeport Drive Nashville, TN 37221.

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 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.

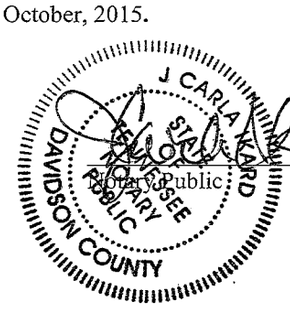
Witness my/our hand(s) this 1st day of October, 2015.

Elizabeth Nugon Tankersley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Elizabeth Nugon Tankersley the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2015.



Notary Public

My Commission Expires: 1-8-19

True Copy Certification

I, Nikki McKinney, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney 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: 6/18/2017
Notary' Seal (if on paper)

