BILL GARRETT, Davidson County
Trans:T20150100515 DEEDWARR
Recvd: 11/25/15 12:55 2 pgs
Fees:13.00 Taxes:159.10

20151125-0119776

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jhon Pulecio, unmarried	Jhon Pulecio (NAME)	05311001100
808 Bryan Street (ADDRESS)	808 Bryan Street (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Gary Blanchette, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jhon Pulecio, unmarried, hereinafter called the Grantees, 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 THE SOUTHEASTERLY PART OF LOT NO. 24 OF BLOCK A ON THE MAP OF SUBDIVISION NO. 3 OF LIFE AND CASUALTY'S SUBDIVISION OF OLD HICKORY, TENNESSEE, AS OF RECORD IN BOOK 974, PAGE 11, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 60 FEET ON THE SOUTHWESTERLY SIDE OF PARK CIRCLE AND RUNS BACK BETWEEN LINES, 165 FEET ON THE SOUTHEASTERLY LINE AND 165 FEET, MORE OR LESS, ON THE NORTHWESTERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 55 FI

BEING THE SAME PROPERTY CONVEYED TO GARY WAYNE BLANCHETTE AND WIFE, FRANCES LYELL BLANCHETTE BY DEED FROM SARAH PARTON, A WIDOW, OF RECORD IN BOOK 5076, PAGE 361, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO FRANCES LYELL BLANCHETTE BY DEED FROM GARY WAYNE BLANCHETTE OF RECORD IN BOOK 6323, PAGE 505, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID FRANCES LYELL BLANCHETTE A/K/A MARY FRANCES LYELL BLANCHETTE HAVING SINCE DIED LEAVING GARY WAYNE BLANCHETTE AS HER SOLE HEIR-AT-LAW AS SHOWN IN AFFIDAVIT OF HEIRSHIP OF RECORD BY INSTRUMENT NO. 20141120-0107134, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

THE PARTIES ACKNOWLEDGE THE EXISTENCE OF A JUDGMENT ENTERED JANUARY 16, 2008 IN THE CASE OF UNIFUND CCR PARTNERS VS. FRANCES L. BLANCHETTE, DAVIDSON COUNTY CIRCUIT COURT CASE 06C46, A PORTION OF WHICH IS OF RECORD AS INSTRUMENT 20080728-0077189, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; BUT NO EXCEPTION FROM THE WARRANTIES OF TITLE MADE HEREIN IS MADE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 140 Park Circle, Old Hickory, TN 37138
(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

WARRANTY DEED
(Continued)

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 hand(s) this 20th day of November, 2015.

Gary Blanchette

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 20th day of November, 2015.

Notary Public

My Commission Expires: 3-8-2016

(SEAL)

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072