THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15115822** BILL GARRETT, Davidson County Trans:T20150100895 DEEDWARR Recvd: 11/30/15 10:06 2 pgs Fees:13.00 Taxes:715.95 20151130-0120236	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $193,500.00. Affiant Subscribed and sworn to before me, this 24th day of November, 2015. Notary Public My Commission Expires: 3-20-18

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner: Jeffrey Blackman 2219 June Drive Nashville TN 37214-2021	Send Tax Bills To: Movement Mortgage 841 Seahawk Cir Virginia Beach VA 23452	Tax Information: Tax Parcel ID No. 095-02-0-128.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Education Intelligence, Inc., a Tennessee corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey S. Blackman, unmarried**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Walnut Grove of record in Plat Book 2133, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot No. 3 fronts 105 feet on the South side of June Drive, and runs back between lines, 174.9 feet on the West line and 175 feet on the East line, to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to Education Intelligence, Inc. by Warranty deed from Sonya Dawn Carroll Jett, Executrix of The Estate of Jane A. Carroll, aka Ada Jane Carroll of record in Instrument No. 20130212-0014370 Register's Office for Davidson County, Tennessee, dated February 08, 2013 and recorded on February 12, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

Easements as set forth in instrument of record in Book 2271, Page 541, Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.

Water Main Easement of record in Book 2243, Page 29, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of November, 2015.

Education Intelligence, Inc.

BY: _____
Gary Slattery, Authorized Representative

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary Slattery, with whom I am personally acquainted, and who acknowledged himself to be the Authorized Representative of Education Intelligence, Inc., a Tennessee corporation, the within named bargainer, and that he as such Authorized Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Representative.

Witness my hand, at office, this 24th day of November, 2015.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

