WARRANTY DEED

The actual consideration or value for this transfer is $ 112,000.00.

Blake A Brown
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 6 day of Jan., 2016

Leslie Davidson
NOTARY PUBLIC
My Commission Expires: 1/20/19

LESLIE GA... STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160001215 DEEDWARR
Recvd: 01/06/16 13:47 2 pgs
Fees:13.00 Taxes:414.40
20160106-0001305

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN. 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Andrew Vanboxel Jennifer Vanboxel 313 Hadley Avenue Old Hickory, TN 37138	211 Union St Apt 1005 Nashville, TN 37201 Andrew Vanboxel	044-11-0 / 050.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by ANDREW VANBOXEL, and wife, JENNIFER VANBOXEL, *and other good and valuable consideration, the receipt of which is hereby acknowledged,*

We, RONALD JASON BLANCHETTE and, KEVIN JOSEPH BLANCHETTE, both un-married, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

ANDREW VANBOXEL, and wife, JENNIFER VANBOXEL the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in DAVIDSON County, State of Tennessee, described as follows:

Being the southerly part of Lot No. 91, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, Page 68, and on plat showing Revision of Easements recorded October 28, 1949 in Book 1762, page 558, in Register's Office for Davidson County, Tennessee, more particularly described as follows: Starting with a concrete monument located in the easterly margin of Hadley Avenue and being 17.1 feet north of the southwest corner of Lot No. 91, and running thence the following courses and distances: (1) North 32 degrees 49' East 28.7 feet to a concrete monument; thence (2) Around a curve to the left having a radius of 164.4 feet for a distance of 47.8 feet to an iron pin; thence (3) South 72 degrees 26' East 304.1 to an iron pin; thence (4) South 0 degrees 47' West 80.6 feet to a concrete monument at the north end of a return; thence (5) Around a curve to the right having a delta angle of 90 degrees 25' and a radius of 25 feet for a distance of 39.4 feet to a concrete monument; thence (6) North 88 degrees 48' West 89.2 feet to an iron pin; thence (7) In a northwesterly direction along the southerly boundary of Lot No. 91 for a distance of 246.3 feet to an iron pin in the easterly margin of Hadley Avenue; thence, (8) Around a curve to the right having a radius of 570.5 feet for a distance of 17.1 feet to a concrete monument and the point of beginning, containing 0.86 acres, more or less:

Being all the same property conveyed to Julia Faye Deal Blanchette, by deed from Ronald J. Blanchette, dated January 14, 1993, and of record in Book 8848, page 733, Register's Office for Davidson County, Tennessee.

the said Julia Faye Deal Blanchette having since died on 8/5/2012, leaving Kevin Joseph Blanchette and Ronald Jason Blanchette as her sole heirs at law.

The above description is the same as in the previous deed of record.

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. We do 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. 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.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Register's Office for DAVIDSON County, TN, or otherwise, as may affect the property.

This is improved property known as: 313 Hadley Ave., Old Hickory, TN. 37138.

Witness our hands this 4 day of Jan, ~~2015.~~ 2016

Ronald Jason Blanchette
RONALD JASON BLANCHETTE

Kevin Joseph Blanchette
KEVIN JOSEPH BLANCHETTE

STATE OF TENNESSEE }
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named RONALD JASON BLANCHETTE the 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 at Old Hickory, Tennessee this 4th day of Jan., ~~2015.~~ 2016

Leroy J. Ellis IV
NOTARY PUBLIC

My Commission Expires: 3-8-2016

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

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named KEVIN JOSEPH BLANCHETTE the 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 at Nashville Tennessee this 29th day of Dec., 2015.

Leroy J. Ellis IV
NOTARY PUBLIC

My Commission Expires: 3-8-2016

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

Return to:
Magnolia Title + Escrow
1104 Fatherland St.
Nashville, TN 37206