Davidson County DEEDWARR
Recvd: 01/20/16 09:25 3 pgs
Fees:18.00 Taxes:795.13
20160120-0005542

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0057

PFT-15TN7377-P
Return to 15-055TN
PenFed Title LLC
21550 Beaumeade Circle
Ashburn, VA 20147

STATE OF ~~TENNESSEE~~ VA
COUNTY OF Loudoun

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of January, 2016

Notary Public
Commission Expires: 9/30/2016

JI HYE JANG NOTARY PUBLIC COMMONWEALTH OF VIRGINIA #7531378 COMMISSION EXPIRES 09/30/2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Blake McAbee 614 General George Patton Road Nashville, TN 37221	Blake McAbee 614 General George Patton Rd, Nashville, TN 37221	142 09 0F 614.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Janet Hepburn, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Blake McAbee, unmarried

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 No. 614, on the Plan of River Plantation, Section VIII, Phase II, a condominium, as established by the Master Deed of record in Book 7417, Page 396, and as shown on plan of record in Book 6900, Pages 514, 515, 516,and 517, as amended in Book 6900, Pages 654, 655, 656, and 657, Register's Office for said County, to which plan reference is hereby made for a complete description.

And Being the same property conveyed to Janet D. Hepburn from Bruce E. Lemay and wife, Linda J. Lemay by deed, dated August 19, 2013, and recorded on August 22, 2013, as Document No. 20130822-0088528, in Register of Deeds of the County of Davidson, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 614 General George Patton Road, 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, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of January, 2016.

Janet Hepburn

Janet Hepburn

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee this 15th day of January, 2016.

Notary Public
My Commission Expires: 1-18-16

(Notary Seal)

True Copy Certification

I, CYNTHIA VIERNES, 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 VIRGINIA

County of LOUDOUN

Personally appeared before me, RITA MURRAY, a notary public for this county and state, CYNTHIA VIERNES 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: 02/28/17

Notary' Seal (if on paper)

