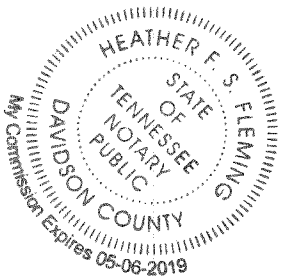
| | |
|---|---|
| Davidson County | DEEDWARR |
| Recvd: 01/29/16 10:58 | 2 pgs |
| Fees:13.00 Taxes:952.75 | |
| **20160129-0008844** | |

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Jonathan Blauman and Mary Ellen Blauman | JPMorgan Chase Bank, N.A. | 131 06 0G 509.00 |
| (NAME) | (NAME) | |
| 509 Ashlawn Ct | 1111 Polaris Parkway | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Columbus, OH 43240 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Fifty-Seven Thousand Five Hundred And No/100 Dollars ($257,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Duncan Fort, IV and Cameron Fort, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathan Blauman and Mary Ellen Blauman, 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 Unit No. 509, together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a condominium, a horizontal property regime established by Master Deed, of record in Book 7076, Page 696, amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1, 2, and 11, Burton Hills, of record in Plat Book 6250, Page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Duncan Fort, IV by Warranty Deed from Jennifer F. Mueller, unmarried dated April 21, 2010 and recorded May 12, 2010 as Instrument No. 20100512-0036574, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 509 Ashlawn Ct, Nashville, TN 37215

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 covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 28th day of January, 2016.

Duncan Fort, IV

Cameron Fort

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Duncan Fort, IV and Cameron Fort, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of January, 2016.

Notary Public

My Commission Expires:

(SEAL)

HEATHER F. S. FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018

File Number: GRN-155384FC