BILL GARRETT, Davidson County
Trans: T20160014737 DEEDWARR
Recvd: 02/23/16 11:01 2 pgs
Fees: 13.00 Taxes: 185.00
20160223-0017095

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $50,000.00 (Fifty Thousand).

AFFIANT

Subscribed to and sworn before me this 19th day of February, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

My Commission Expires OCT. 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jason R. Blanchette and Kevin J. Blanchette 5742 Clarksville Pike Joelton, TN 37080	Same as New Owner	02900009800

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, **EAROL J. UNBEHAUN, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JASON R. BLANCHETTE, UNMARRIED AND KEVIN J. BLANCHETTE, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Lot No. 8 according to a survey made by William Marlin Keal, dated August 1984, as follows:

Beginning at an iron pin in the easterly margin of Clarksville Highway (U.S. Highway 41-A) said point being the southwest corner of Lot 1, being conveyed to Elizabeth Moor Frazier; thence along the dividing line between said Lots 1 & 2, N 67 deg. 02' 29" East 553.10 feet to an iron pin; thence South 35 deg. 32' 33" East 270.00 feet to an iron pin; thence South 33 degrees 57' 49" West 138.73 feet to an iron pin; thence South 73 deg. 24' 37" West 235.0 feet to a concrete monument in the Easterly margin of Clarksville Highway; thence with the Easterly margin of Clarksville Highway along a curve to the left R-1965.0 feet; L-9 degrees 16' 13" containing 1.86 acres more or less and also Being Lot 2 Frazier Subdivision, recorded in Plat Book 6200, Page 601, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Earol J. Unbehaun by deed from Christopher Anderson and James E. Woodard of record in Instrument No. 20080505-0080636, Register's Office for Davidson County, Tennessee dated 08/04/2008 and recorded 08/05/2008.

Earol J. Unbehaun also known as Errol J. Unbehaun.

Being also known as 5742 Clarksville Highway, Joelton, Tennessee 37080

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **5742 CLARKSVILLE PIKE** **JOELTON, TN 37080**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 201602411O

WITNESS, this 19th day of February, 2016

x Earol J. Unbehaun
Earol J. Unbehaun

STATE OF WISCONSIN)
COUNTY OF RICHLAND)

On this 19th day of February, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Earol J. Unbehaun** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 19th day of February, 2016.

Bonnie D. Moerer
Notary Public

Commission Expires: 10-2-17

BONNIE D. MOERER NOTARY PUBLIC STATE OF WISCONSIN

LTSR Number:

GTE File: 2016024110