STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 2016.

Notary Public
MY COMMISSION EXPIRES: 8/18/18
File No. 16-3831D

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20160017766 DEEDWARR
Recvd: 03/03/16 15:38 2 pgs
Fees:13.00 Taxes:666.00
20160303-0020718

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shelby Bluthardt, unmarried, and Douglas Bluthardt and Catherine J. Bluthardt, husband and wife (NAME)	Same address as new owner (NAME)	64-16-D-72 CO
1861 Brookmeadow Lane (STREET ADDRESS)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jason L. Pike and Alia B. Pike, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelby Bluthardt,** an unmarried woman and Douglas Bluthardt, a married man 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 Lot No. 191 on the plan of TRUXTON PARK, SECTION TWO, as shown by Instrument No. 20010515-0049898, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jason L. Pike and Alia B. Pike, husband and wife from Shawn R. Chuska, unmarried, by General Warranty Deed dated February 25, 2003, as Instrument No. 20030228-0026716, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as contained in Instrument No. 200010300107559; Instrument No. 200105220052910; Instrument No. 200201230009419; Instrument No. 200205060055597 and Instrument No. 200207180086907, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 200105150049898, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement as recorded in Instrument No. 200008240083612 Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record Instrument No. 200011010108603 Register's Office for Davidson County, Tennessee.

5. Bylaws of record in Instrument No. 200011010108604 Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to HOA as recorded in Instrument No. 200503110027267 Register's Office for Davidson County, Tennessee.

7. Easement to First Suburban Water Utility District as recorded in Record Book 4910, page 838, Register's Office for Davidson County, Tennessee.

8. Ingress/Egress Easement as recorded in Record Book 5699, page 535, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

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

This is improved property, known as 1861 Brookmeadow Lane, Hermitage, TN 37076.

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, 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. 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.

Witness my/our hand(s) this 29th day of February, 2016.

Jason L. Pike — February 29, 2016 Date

Alia B. Pike — February 29, 2016 Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jason L. Pike and Alia B. Pike, husband and wife, the bargainor(s), 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, this 29th day of February, 2016.

My Commission Expires: 8 Jan 2018

Notary Public

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

PREPARED BY ~~AND RETURN TO~~:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return To:
Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127