BILL GARRETT, Davidson County
Trans:T20160021012 DEEDWARR
Recvd: 03/15/16 09:42 2 pgs
Fees:13.00 Taxes:1642.80
20160315-0024338

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167250

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2016. NOTARY PUBLIC My commission expires: 7-30-17

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027		
ADDRESS NEW OWNER: Jeremy Flax 3200 Lakeshore Drive Old Hickory, TN 37138	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS 054 09 0 030.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Forty Four Thousand and 00/100 Dollars ($444,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TIM BLALOCK AND WIFE, KAREN BLALOCK**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JEREMY FLAX, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Northwest part of Lot No.9, Section Two, Life & Casualty Company's Subdivision at Old Hickory, as of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accuarate description thereof.

Being the same property conveyed to Tim Blalock and wife, Karen Blalock, by Warranty Deed from Charles E. Graham and wife, Billie Jo Graham, dated 11/9/2000, recorded 11/15/2000, of record in Instrument No. 20001115-0113259, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3200 Lakeshore Drive, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of March, 2016.

TIM BLALOCK

KAREN BLALOCK

STATE OF ~~TENNESSEE~~ (IS) FLORIDA
COUNTY OF ~~DAVIDSON~~ (IS) COLLIER

Personally appeared before me, a Notary Public, Tim Blalock and Karen Blalock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of March, 2016.

Notary Public

IONUT SIMON
MY COMMISSION # FF 172192
EXPIRES: February 27, 2019
Bonded Thru Budget Notary Services

IONUT SIMON
Printed Notary Name

My commission expires: 02/27/19