WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Dee Ann Blackburn
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

P-VRES-16-6534-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dee Ann Blackburn	**Fifth Third Mortgage Company**	
(NAME)	(NAME)	
6534 Cornwall Dr	**5001 Kingsley Drive**	**115-10-0-043.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Cincinnati, OH 45227**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENISE LARAY MAYFIELD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEE ANN BLACKBURN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 204 on the Plan of Section Two, West Meade Estates of record in Plat Book 2900, Page 118, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Denise Laray Mayfield, unmarried by Warranty deed from William L. Partridge and wife, Maria Clara Mejia of record in Instrument No. 20070709-0081461 Register's Office for Davidson County, Tennessee, dated June 28, 2007 and recorded on July 9, 2007.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 2900, Page 118;
- Restrictions of record in Book 3134, Page 426, as amended in Book 4503, Page 111, and Book 3462, Page 281;
- Easement for Storm Drainage of record in Book 4843, Page 889, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6534 Cornwall Dr, Nashville, Tennessee 37205**.

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. 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.

BILL GARRETT, Davidson County
Trans:T20160036314 DEEDWARR
Recvd: 05/03/16 08:15 2 pgs
Fees:13.00 Taxes:1554.00
20160503-0043068

Witness my/our hand(s) this the 29th DAY OF APRIL, 2016.

Denise Laray Mayfield

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENISE LARAY MAYFIELD, the within named bargainor, 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 the 28 of April, 2016.

Notary Public
My Commission Expires: 3/3/2020
(SEAL)

K. AVALOS
Commission # 2144840
Notary Public - California
Los Angeles County
My Comm. Expires Mar 3, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212