BILL GARRETT, Davidson County
Trans:T20160036642 DEEDWARR
Recvd: 05/03/16 12:57 2 pgs
Fees:13.00 Taxes:1017.13
20160503-0043512

RECORD AND RETURN TO:
~~Limestone Title and Escrow, LLC~~
~~5200 Maryland Way~~
~~Suite 202~~
~~Brentwood, Tennessee 37027~~
File No.: TN167369

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

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2016.

NOTARY PUBLIC

My commission expires: 8/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Burhan Qazi and Sara Eberhart 260 Sunrise Avenue Nashville, TN 37211	~~Same address as new owner~~ NFM, Inc. dba NFM Lending 505 Progress Drive, Ste. 100 Linthicum, MD 21090	133 02 0 001.00 and 119 14 0 320.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Four Thousand Nine Hundred and 00/100 Dollars ($274,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JESSE TOWNSEND BLAIR, A MARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **BURHAN QAZI AND SARA EBERHART, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Two tracts of land in Davidson County, Tennessee, described as follows:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Williams Lee Subdivision, of the Roth Property of record in Plat Book 1130, Page 67, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Tract 2: Land in Davidson County, Tennessee, being the easterly 20 feet to Lot No. 24 on the plan of Sunrise P.S. Stump's Subdivision of record in Plat Book 421, Page 17, Register's Office for Davidson County, Tennessee.

Said easterly 20 feet of Lot No. 24 fronts 20 feet on the northerly side of Sunrise Avenue and runs back between parallel lines 163 feet, more or less, to the southerly margin of an alley.

Being the same property conveyed to Jesse Townsend Blair, Unmarried, by Warranty Deed from Raymond D. Canady, a Married Man, recorded September 23, 2010 in Instrument Number 20100923-0075612, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 260 Sunrise Avenue, Nashville, TN 37211, 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 Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has 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 Grantees.

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

I, **LACEY P. BLAIR,** wife of the aforesaid **JESSE TOWNSEND BLAIR,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property.

WITNESS OUR HANDS, this the 22nd day of April, 2016.

JESSE TOWNSEND BLAIR

LACEY P. BLAIR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jesse Townsend Blair and Lacey P. Blair, 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 22nd day of April, 2016.

Notary Public

DAVID WEBBER
Printed Notary Name

My commission expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY