grd

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Dale Hire
59 Lutie St
Nashville, Tennessee 37210

SEND TAX BILL TO:
Owner

MORTGAGEE
Cash
N/A
,

MAP 119
GROUP 06 0
PARCEL 204.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Christopher B. Corbett, an unmarried man and Jessica L. Blankenship, an unmarried woman** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **American Consulting Corporation**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 131 on the Map of Sterling Heights, Section Four, as of record in Plat Book 1835, Page 9, Register's Office for said County, described as follows:

Being at a point in the south margin of Lutie Street at the corner of Lot Nos. 131 and 132; thence with the line between said lots, southerly 160 feet to a point; thence easterly 80 feet to the westerly margin of Rascoe Road; thence with the margin of the same, northerly 139.8 feet to the beginning of a curve; thence around said curve, northwesterly 31.64 feet to the south margin of Lutie Street; thence with the margin of the same, westerly 59.9 feet to the beginning.

Being the same property conveyed to Christopher B. Corbett, an unmarried man and Jessica L. Blankenship, an unmarried woman by deed from P.M. Corbett dated January 17, 2014 and recorded in Instrument No. 20140121-0005388 said Register's Office.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 1835, page 9, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 59 Lutie St, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said American Consulting Corporation, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons

BILL GARRETT, Davidson County
Trans:T20160042936 DEEDWARR
Recvd: 05/23/16 10:30 2 pgs
Fees:13.00 Taxes:444.00
20160523-0051193

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.

WITNESS our hands this the 9th day of May, 2016.

Christopher B. Corbett

Christopher B. Corbett

Jessica L. Blankenship

Jessica L. Blankenship

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Christopher B. Corbett, an unmarried man and Jessica L. Blankenship, an unmarried woman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of May, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of May, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY