28435-8

Box 14

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 160075TN

BILL GARRETT, Davidson County
Trans:T20160043449 DEEDWARR
Recvd: 05/24/16 09:52 2 pgs
Fees:13.00 Taxes:832.32
20160524-0051857

return to: Attorneys Title Company, Inc.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Phillip & Emily Vineyard	Farmington Mortgage A Division of CapStar Bank	
1545 Bending River Drive Nashville, TN 37221	2002 Richard Jones Rd #300A Nashville, TN 37215	126-16A-646.00CO

WARRANTY DEED

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 hereby acknowledged, **Nita L. Blemker, Trustee of The Blemker Family Revocable Living Trust**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Phillip Vineyard and Emily Vineyard, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 517 on the Plan of the Final Plat of Parkview at Riverwalk, Phase 2, of record in Instrument No. 20061101-0135728, 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 Nita L. Blemker, trustee of the Blemker Family Revocable Living Trust dated August 22, 2012, from Susan Picataggio by deed dated 03/12/2014, filed for record on 03/12/2014 in Instrument No. 20140312-0020845, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Nita L. Blemker, Trustee of The Blemker Family Revocable Living Trust** does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Nita L. Blemker, Trustee of the Blemker Family Revocable Living Trust** further covenants and binds her 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.

This is property is known as: **1545 Bending River Drive, Nashville, TN 37221**.

Executed on the 20 day of May, 2016.

Blemker Family Revocable Living Trust
Nita L. Blemker, Trustee of The Blemker Family Revocable Living Trust
By Nita L. Blemker, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Nita L. Blemker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the **Trustee of the Blemker Family Revocable Living Trust,** the herein named bargainor, and that she, as such Trustee, being authorized to so do, executed the foregoing instrument for the purpose therein contained by signing the name of the Trust by herself as Trustee

LAURA JANE SIMOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand this 20 day of May, 2016.

Notary Public

My Commission Expires: 6/26/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$244,950.00~~ $224,950.00

Affiant

Sworn to and subscribed to me, the undersigned, this 20th day of May, 2016.

Notary Public

My Commission Expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY