G#28534

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160051071 DEEDWARR
Recvd: 06/16/16 11:06 2 pgs
Fees:13.00 Taxes:832.50
20160616-0061073

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of June, 2016.

Notary Public

My commission expires:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-10-2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher S. Bricker and Dana Bricker	**"New Owner"**	**Map 160-10-0 Parcel 008.00**
816 Deercrossing		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard J. Blahauvietz and wife, Abby Charles Eblen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher S. Bricker and wife, Dana Bricker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 6 on the Plan of First Revision of Deer Run Subdivision, a Planned Unit Development, as of record in Book 9700, Page 778, and as revised in Book 9700, Page 825, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Richard J. Blahauvietz and wife, Abby E. Blahauvietz a/k/a Abby Charles Eblen, by Warranty Deed from Marion Mark Swinney, III, and wife, Mignon S. Swinney, dated October 31, 2008, of record in Instrument No. 20081105-0110290, Register's Office for Davidson County, Tennessee.

THE said Abbey E. Blahauvietz and Abby Charles Eblen being one and the same person.

The conveyance of the above described land is subject to the following:

1) All matters shown on the Plan of record in Book 9700, Page 778, and as revised in Book 9700, Page 825, said Register's Office;
2) Easement to the State of Tennessee of record in Book 3827, Page 217, Register's Office for Davidson County, Tennessee;
3) Declaration of Covenants, Conditions and Restrictions of Deerrun of record in Book 11234, Page 309, Register's Office for Davidson County, Tennessee;
4) Taxes for 2016, a lien not yet due and payable, which have been prorated and assumed by the Grantee's herein.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

This is Improved (__X__) Unimproved (____) property, known as **816 Deercrossing, Nashville, TN 37220**

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 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 GRANTEES, 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.

Witness my/our hand(s) this **10th** day of **June, 2016.**

Richard J. Blahauvietz

Abby Charles Eblen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Richard J. Blahauvietz,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **June, 2016.**

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public

My Commission Expires: 07-03-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Abby Charles Eblen**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 th day of **June, 2016**.

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public

My Commission Expires: 07-03-2017