WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160051529 DEEDWARR
Recvd: 06/17/16 11:11 2 pgs
Fees:13.00 Taxes:505.05

20160617-0061640

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cathryn Wolfe	Same as new owner	108-12-0-083.00
(NAME)	(NAME)	
1222 Timber Valley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, we, **Timothy A. Blem and Michelle Blem, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Cathryn Wolfe, an unmarried woman**, hereinafter called the GRANTEE(S), 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. 110-A, Zone Lot Division, Lots 110, 111, 112, 113 of Section Four, East Lake Subd., as shown by plat of record in Plat Book 6250, Page 246, amending Plat Book 5800, Page 245, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Timothy A. Blem, an unmarried man by Warranty Deed dated 12/08/2009 from Charles D. Simms, a married man of record in Instrument 200912100112734, Register's Office for Davidson County, Tennessee.

The said Timothy A. Blem having since married is joined in this conveyance by his Wife, Michelle Blem who is waiving any and all rights in said property.

All matters as set forth per Book 5800, Page 245, Book 6250, Page 246, said Register's Office. Restrictive Covenants of record in Book 6152, Page 427, said Register's Office. Agreement for dedication of easement Easement of record in Book 5856, Page 80, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 5856, Page 84, said Register's Office. Deed of Conveyance of Sewer Line Easement of record in Book 6147, Page 893, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1222 Timber Valley Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 27th day of May, 2016.

Timothy A. Blem

Michelle Blem

State of Tennessee
County of Wilson

Personally appeared before me Timothy A. Blem and Michelle Blem, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of May, 2016.

Notary Public

My Commission Expires: 8-14-17

MARILYN C. NEWMAN * NOTARY PUBLIC * STATE OF TENNESSEE * WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122