Davidson County DEEDWARR
Recvd: 06/28/16 12:35 4 pgs
Fees:23.00 Taxes:943.50
20160628-0065880

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HEATHER F. S. FLEMING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gregoire S. Blachon and Katherine Fitzpatrick, husband and wife	Gregoire S. Blachon and Katherine Fitzpatrick	057 00 0 090.00 and 057 00 0 092.00
(NAME)	(NAME)	
4505 Sulphur Creek Rd	6301 Robin Hill Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Five Thousand And No/100 Dollars ($255,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ernest J. Woodring and Laura L. Todd Woodring, husband and wife and Wesley C. Sampson and Barbara J. Woodring Sampson, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gregoire S. Blachon and Katherine Fitzpatrick, husband and wife**, 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 lying and being situated in the 13th Civil District of Davidson County, Tennessee, fronting in part on the Southwest side of Sulphur Creek Road, which land is more fully described in a survey by Ralph W.C. Lambert, revised October 14, 1971, a copy of which survey is attached hereto, and which survey denotes an acreage of approximately twenty-two (22) acres which is marked by the name of Ernest Woodring, which survey is marked as attachment one (1) and herewith incorporated by reference.

INCLUDED in the above description but expressly excluded from this conveyance is that tract of land described as:
Land lying and being situated in the 13th Civil District of Davidson County, Tennessee, fronting in a part on the Southwest side of Sulphur Creek Road, which land is more fully described in a survey by Ralph W.C. Lambert, Revised October 14, 1971, a copy of which is of record in Book 4546, Page 399, Register's Office of Davidson County and which property, containing 4 ½ acres, more or less, is more particularly described as follows:

File Number: GRN-163363FC

Beginning at a point marked as the corner post and proceeding north 15° west approximately 450' to the northern boundary of the property, thence along the northern boundary of the property to a point on the edge of Sulphur Creek Road, thence along a broken line along Sulphur Creek Road, approximately 438.0' to a point, thence south 65° west approximately 548.0' to the point of beginning, containing approximately 4 ½ acres, more or less.

Being a portion of the same property conveyed to Ernest George Woodring and wife Lillian M. Woodring by Deed from Charlie B. Stewart and wife, Willie B. Stewart dated November 9, 1945 and recorded November 13, 1945 in Book 1345, Page 429, in said Register's Office for Davidson County.

Further being the same property conveyed to Ernest Jerald Woodring and wife, Laura L. Todd Woodring by Warranty Deed from Lillian M. Cook Woodring dated October 20, 1971 and recorded October 20, 1971 in Book 4546, Page 397 in said Register's Office for Davidson County.

Property: 4505 Sulphur Creek Road, Nashville, TN 37218
Tax ID: 057 00 0 090.00

Land lying and being situated in the Thirteenth Civil District of Davidson County, Tennessee, fronting in part of the Southwest side of Sulphur Creek Road, which land is more fully described in a survey by Ralph W.C. Lambers, revised October 14, 1971, and which survey denotes an acreage of approximately twenty-two acres (22) which survey is of record in Book 4546, page 399, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ernest Jerald Woodring and wife, Laura L. Todd Woodring by Warranty Deed from Jewell Dorman McNeese and wife, Lena sodden McNeese dated May 19, 1980 and recorded June 10, 1980 in Book 5611, Page 199, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Barbara J. Woodring Sampson and husband, Wesley C. Sampson by Quitclaim Deed from Ernest Jerald Woodring and wife, Laura L. Todd Woodring dated November 17, 1998 and recorded November 19, 1998 in Book 11212, Page 533, in said Register's Office for Davidson County, Tennessee.

Property: 0 Sulphur Creek Road, Nashville, TN 37218
Tax ID: 057 00 0 092.00

Limited Durable Power of Attorney from Laura L. Todd Woodring to Ernest J. Woodring dated June 6, 2016 and recorded_____ in Book _____, Page_____ in said Register's Office for Davidson County, Tennessee. **20160628-0065878**

Limited Durable Power of Attorney from Barbara J. Sampson to Ernest J. Woodring dated February 610, 2016 and recorded_____ in Book _____, Page_____ in said Register's Office for Davidson County, Tennessee. **20160628-0065877**

Limited Durable Power of Attorney from Wesley C. Smapson to Ernest J. Woodring dated June 7, 2016 and recorded_____ in Book _____, Page_____ in said Register's Office for Davidson County, Tennessee. **20160628-0065879**

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-163363FC

unimproved ☐

This is improved ☒ property, known as 4505 Sulphur Creek Rd, Nashville, TN 37218

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 7th day of June 2016.

Ernest J. Woodring

Laura L. Todd Woodring by Ernest J. Woodring, Attorney in Fact

Wesley C. Sampson

Barbara J. Woodring Sampson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state Ernest J. Woodring, individually and as attorney in fact for Laura L. Todd Woodring, Wesley C. Smapson and Barbara J. Woodring Sampson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of June, 2016.

Notary Public

My Commission Expires:

(SEAL)

HEATHER F. S. FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018

File Number: GRN-163363FC