Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTC-1695

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me, this 5th day of July 2016.

Notary Public
My commission expires: 4-28-19

BILL GARRETT, Davidson County
Trans:T20160057790 DEEDWARR
Recvd: 07/07/16 10:15 2 pgs
Fees:13.00 Taxes:1424.50
20160707-0069486

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Address of New Owner:	Send Tax Bills to:	Tax Information
Erin Blatchford 615 S. 11th Street Nashville TN 37206	Pinnacle Bank 150 3rd Avenue S., Suite 900 Nashville, TN 37201	094 01 0 046.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jessica D. Larkin, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Erin Blatchford and Josh Blatchford, wife and husband hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 4 on the Plan of Payne, Blakemore and Cummings Addition to East Nashville of record in Book 57 Page 70 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jessica D. Larkin by deed from Loree E. Brown of record in Instrument No. 20140711-0061148 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Payne, Blakemore and Cummings, Addition to East Nashville of record in Book 57 Page 70, Register's Office for Davidson County, Tennessee

This property is improved property known as 615 S. 11th Street, Nashville, Tennessee

37206

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 1st day of July, 2016.

Jessica D Larkin by Karen Russell her Attorney-in-fact

Jessica D. Larkin, by Karen Russell
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of July, 2016, before me personally appeared Karen Russell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jessica D. Larkin acknowledged that such person executed the same as the free act and deed of Jessica D. Larkin.

Sheri Engel

Notary Public

My Commission expires January 5, 2020

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09460