BILL GARRETT, Davidson County
Trans:T20160078847 DEEDWARR
Recvd: 09/08/16 13:17 2 pgs
Fees:13.00 Taxes:1202.50
20160908-0094667

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.21.17
(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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).
Eleanor Van Denend and Jacob Van Denend	CMG Financial	141 15 0C 045.00
(NAME)	(NAME)	
6884 River Ridge Dr.	3160 Crow Canyon Road #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Twenty-Five Thousand And No/100 Dollars ($325,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Amanda Lawson n/k/a Amanda R. Blankenship, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eleanor Van Denend and Jacob Van Denend, wife and husband**, 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. 132 on the Plan of Phase 9, Rolling River Estates, of record in Book 6200, page 52, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amanda Lawson by Warranty Deed from Laura C. Hood and husband, Keith D. Hood dated May 29, 2009 and recorded June 1, 2009 as Instrument No. 20090601-0050200, in said Register's Office for Davidson County, Tennessee.

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.

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unimproved ☐
This is improved ☒ property, known as 6884 River Ridge Dr., Nashville, TN 37221

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 31st day of August, 2016

Amanda Lawson n/k/a Amanda R. Blankenship

Amanda Lawson, n/k/a Amanda R. Blankenship

Sean Blankenship

STATE OF ~~TENNESSEE~~ Kentucky

COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Amanda Lawson, n/k/a Amanda R. Blankenshipthe 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 31st of August, 2016.

Notary Public

My Commission Expires: 09/24/2017

(SEAL) #496690

DAVID H. CADE
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
MY COMMISSION EXPIRES
09/24/2017

File Number: GRN-163477SSO