BILL GARRETT, Davidson County
Trans:T20160088629 DEEDWARR
Recvd: 10/07/16 12:15 2 pgs
Fees:13.00 Taxes:1480.00
20161007-0106406

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$400,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2016.

Notary Public

My Commission expires: 07-03-17

(AFFIX SEAL)

MELISSA LEDFORD
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Land Development.com, Inc.	**Same**	**104-12-0-151.00**
798 Old Hickory Blvd.		
Brentwood, TN 37027		

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

Robert C. Blakey and Jane B. Blakey,

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

Land development.com, Inc., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTEES, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. U on the Plan of the Resubdivision of Lots 17 and 18 of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 56, Register's Office for Davidson County, Tennessee, said Resubdivision being of record in Book 2803, Page 75, said Register's Office, described as follows:

Said Lot No. 4 fronts 50 feet on the Northerly margin of Bernard Avenue and runs back between parallel lines 150 feet to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Robert C. Blakey and wife, Jane B. Blakey by warranty deed from Socrates Ioannides of record in Book 6925, Page 787, Register's Office for Davidson County, Tennessee, dated July 21, 1986 and recorded on July 23, 1986. (Value or consideration shown in aforementioned deed $86,000.00) Being also known as 1906-1908 Bernard Avenue, Nashville, Tennessee 37212.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **1906 and 1908 Bernard Avenue, Nashville, TN 37212**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 30th day of September, 2016.

Robert C. Blakey

Robert C. Blakey

Jane B. Blakey

Jane B. Blakey

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Robert C. Blakey and Jane B. Blakey**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **September, 2016.**

Kim Sewell

Notary Public

My Commission Expires: 9.30.19

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY