RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2016.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth Thomas	Kenneth Thomas	07206019600
(NAME)	(NAME)	
485 Parker Branch Rd.	485 Parker Branch Rd.	
(ADDRESS)	(ADDRESS)	
Dixon Springs, TN 37057	Dixon Springs, TN 37057	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Claudia E. Blyth, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Thomas, a married man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 38, Revised & Corrected Map of Subdivision of Casper Zopfi's Place of record in Plat Book 547, Pages 21 & 22, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

Being the same property conveyed to Justin Warren Blyth, unmarried and Claudia E. Blyth, unmarried, by Warranty Deed from Daniel G. May and spouse, Suzanne L. Smith-May of record in Instrument No. 20071005-0119420, Register's Office for Davidson County, Tennessee and further conveyed to Claudia E. Blyth, unmarried from Justin Warren Blyth, unmarried by Quitclaim Deed dated April 6, 2010 of record in Instrument No. 20100412-0027502, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF REVISED & CORRECTED MAP OF SUBDIVISION OF CASPER ZOPFI'S PLACE OF RECORD IN PLAT BOOK 547, PAGES 21 & 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

"This is NOT the principal residence of the Grantor named herein"

BILL GARRETT, Davidson County
Trans: T20160089455 DEEDWARR
Recvd: 10/11/16 11:12 2 pgs
Fees: 13.00 Taxes: 795.50

20161011-0107303

unimproved ☐

This is improved ☑ property, known as 1070 Zophi St., Nashville, TN 37216

(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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 7th day of October, 2016.

Claudia E. Blyth

STATE OF Hawaii

COUNTY OF Honolulu

On this 7th day of October, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Claudia E. Blyth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
8/7/2020

Notary Public

BOBBIE J. MEDEIROS
NOTARY PUBLIC
No. 88-458
STATE OF HAWAII

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115