29007-8 Box 14

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160092585 DEEDWARR
Recvd: 10/20/16 09:06 2 pgs
Fees: 13.00 Taxes: 2645.50
20161020-0110795

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Gregory M. Ratliff and Benning Ratliff | FirstBank | 104 14 0G 055.00CO |
| (NAME) | (NAME) | |
| 94 Victoria Park | 318 Seaboard Lane, Suite 205 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Steven L. Blaine and Cynthia Blaine, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gregory M. Ratliff and Benning Ratliff, 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 in Davidson County, Tennessee, being Lot No. 98 on the Revised Final Plat for Whitworth, Phase I, as of record in Plat Book 7900, Pages 140-144, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Steven L. Blaine and wife, Cynthia L. Blaine, by Warranty Deed from Timothy L. Arney and wife, Cammy J. Arney, dated January 22, 1996 and recorded January 23, 1996, in Book 9924, Page 646, in the Register's Office of Davidson County, Tennessee.

Taxes for the year 2017 and subsequent years, a lien, now due and payable.

Subject to the plan of record in Plat Book 7900, pages 140-144, said Register's Office.

Subject to Declaration of Protective Covenants, Conditions and Restrictions and By-Laws of record in Book 8026, Page 305, amended in Book 8282, Page 45, Book 8830, Page 249, Book 9144, Page 153, Book 9778, Page 27 and Instrument Number 20100615-0046543, as corrected by Affidavit recorded in Instrument No. 20160919-0098409; amended By-Laws of record in Instrument Number 20020812-0097386; Designation and Agreement of record in Book 8830, Page 270, said Register's Office.

Subject to HOA Charter of record in Book 8090, Page 691; amended in Book 8283, Page 523, said Register's Office.

Subject to Conveyance of Open Space of record in Book 9778, Page 29, said Register's Office.

Subject to Water Main Easement of record in Book 7868, Page 959 and Easements of record in Book 3467, Page 194, Book 3505, Page 338 and Book 4177, Page 148, said Register's Office.

Subject to all matters as shown on Boundary Plat of record in Book 6900, Pages 838-841, said Register's Office.

Benning Ratliff and Susan B. Ratliff being one and the same person.

unimproved ☐

This is improved ☑ property, known as 94 Victoria Park, Nashville, TN 37205

(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 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, have 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 my/our hands this 18th day of October, 2016.

Steven L. Blaine

Cynthia Blaine

State of Tennessee
County of Sumner

Personally appeared before me Steven L. Blaine and Cynthia Blaine, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18 day of October, 2016.

Notary Public
My Commission Expires: _____

File No.: 20161445

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MMISSION EXPIRES 12-28-2018