16-0464

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NEW OWNER:

Shawn P. Blazier
Carol R. Blazier
205 Freda Villa
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

~~New Owner~~
CMG Mtg. Inc. DBA
CMG Financial
3160 Crow Canyon Rd Ste. 400
San Ramon, CA 94583

FILE NO: 16-0910

Map 051 Group 07-0 Parcel 089.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160098304 DEEDWARR
Recvd: 11/07/16 10:19 3 pgs
Fees:18.00 Taxes:739.63
20161107-0117569

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($199,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **FELTON WARD AND HIS WIFE, DENISE STUCKEY, N/K/A DENISE WARD**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **SHAWN P. BLAZIER AND HIS WIFE, CAROL R. BLAZIER** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Oakland Acres, Section VII, of record in Plat Book 2663, Page 108, Register's Office for Davidson County, Tennessee.

Said Lot fronts 115 feet on the easterly line of Freda Villa and runs back 352 feet on the northerly line and 384.4 feet on the southerly line to a dead line in the rear which is the west right-of-way of the L & N Railroad on which it measures 146.6 feet.

BEING the same property conveyed to Felton Ward and Denise Stuckey, by Warranty Deed from O.C. Hays and wife, Challye G. Hays, dated May 14, 2004, and of record in Instrument No. 20040518-0057987, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 205 Freda Villa, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 31st day of **October, 2016**.

Felton Ward
FELTON WARD

Denise Ward
DENISE WARD

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, FELTON WARD AND DENISE WARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of **October, 2016**.

Brittany T. Dugas
NOTARY PUBLIC

My commission expires: 9-8-2020

BRITTANY T. DUGAS
STATE
NOTARY PUBLIC
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **199,900.00** .

AFFIANT

Sworn to and subscribed to before me this 31 day of **October, 2016**.

NOTARY PUBLIC

My commission expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY