WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165636

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165636

BILL GARRETT, Davidson County
Trans:T20160106372 DEEDWARR
Recvd: 12/02/16 15:20 2 pgs
Fees:13.00 Taxes:1147.00
20161202-0126945

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 29th day of November, 2016.

Notary Public
My Commission Expires: 3/3/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew K Blanchard 405 Parmley Lane Nashville, TN 37207	Movement Mortgage, LLC PO BOX 890964 Charlotte, NC 28289-5964	049100A02900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gabrielle J Stacey unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew K Blanchard an unmarried 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:

Land in Davidson County, Tennessee, being Lot 29, PARMELY COVE, PHASE II, as shown on plat of record in Instrument No. 20150727-0073286, Surveyor's Certificate of Correction recorded in Instrument No. 20151228-0130216 changing name to Parmley Cove, Phase II, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to Gabrielle J. Stacey, unmarried as recorded on the 19th day of January, 2016 in Instrument No. 20160119-0005066; Special Warranty Deed from Tenn. Contractors, Inc., a Tennessee corporation to NVR, Inc., a Virginia Corporation as recorded on the 26th day of October, 2015 in Instrument No. 20151026-0108938 and being part of Warranty Deed from Pinnacle National Bank, a national banking association to Tenn. Contractors, Inc., a Tennessee corporation as recorded on the 9th day of December, 2010 in Instrument No. 20101209-0098284, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 405 Parmley Lane, Nashville, TN 37207.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of November, 2016.

Gabrielle J Stacey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Gabrielle J Stacey unmarried**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of November, 2016.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission expires: 3/3/2020