BILL GARRETT, Davidson County
Trans:T20160107380 DEEDWARR
Recvd: 12/07/16 08:56 2 pgs
Fees:13.00 Taxes:1165.50

20161207-0128236

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of November, 2016, by and between Tamika Lopez, unmarried, party of the first part, and Robin P. Blanchard, unmarried man and Kerry Crawford, unmarried woman, as tenants in common with right of survivorship.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in DAvidson County, Tennessee, being Lot No. 56 on the Plan of McGavock and Wetmore Addition to Nashville, as of record in Book 21, Page 41, Register's Office for said County.

Said Lot No. 56 fronts 50 feet on the westerly margin of Eleventh Avenue North (formerly Fillmore Street) and extends back between parallel lines 150 feet to an alley in the rear.

INCLUDED but EXCLUDED is conveyance to the State of Tennessee, of record ni Book 4160, Page 5 said Register's Office.

Being all or part of the same property conveyed to Tamika Lopez by Quit Claim deed dated November 29, 2016 of record at Instrument No. 20161207-0128235 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Tamika Lopez and Manuel Lopez, Jr. by virtue of that certain Quit Claim Deed dated May 24, 2006, and being of record at Instrument No. 20060531-0063582 in the Register's Office of Davidson County, Tennessee.

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(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 21, Page 41 in said Register's Office, Tennessee; 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tamika Lopez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Tamika Lopez, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of November, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Robin P Blanchard and Kerry Crawford

1207 11th Ave N, Nashville, TN 37208

Tax Parcel No 08116011400

Property Address: 1207 11th Ave N
Nashville, TN 37208

MAIL TAX
BILLS TO: SunTrust Mortgage, Inc.
1001 Semmes Ave,
Richmond, VA 23224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $315,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of November, 2016.

Notary Public

My Commission Expires:_____

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018