Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170002347 DEEDWARR
Recvd: 01/10/17 09:25 2 pgs
Fees:13.00 Taxes:2109.00
20170110-0002640

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 10-3-2020

(AFFIX SEAL)

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph J. Blank III Glenda A. McCall Blank	Joseph J. Blank III	136-06--C-054.00
(NAME) 69 Ravenwood Hills Cir.	(NAME) 69 Ravenwood Hills Cir.	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(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, **Calvin Sydnor, III and Charlotte Sydnor,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph J. Blank III and Glenda A. McCall Blank,** 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. 93 on the Revised Plat of Burton Hills Villages of Ravenwood, Tract 20, of record in Book 7436, Page 795, Register's office for said county, to which reference is hereby made for a more particular description.

Being the same property conveyed to Calvin Sydnor III and wife Charlotte Sydnor, by Warranty Deed of record in Instrument No. 20041013-0123126, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 69 Ravenwood Hills Cir., Nashville, TN 37215
(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 6th day of January, 2017.

Calvin Sydnor, III

Charlotte Sydnor

State of Virginia
County of Hampton

Personally appeared before me Calvin Sydnor, III and Charlotte Sydnor, 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 6th day of January, 2017.

Notary Public Patricia J Henry
My Commission Expires: 3/31/2018

File No.: 11625

PATRICIA J HENRY
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAR. 31, 2018
COMMISSION # 264230