WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170013431 DEEDWARR
Recvd: 02/14/17 10:31 2 pgs
Fees:13.00 Taxes:1054.50

20170214-0015256

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 07-06-2020

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James C. Blakely	New Owner	097-08-O-012.00
(NAME)	(NAME)	
3936 Lake Parkway		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James Brian Macintyre, a single man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James C. Blakely, an unmarried man**, hereinafter called the GRANTEE(S), 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. 38, on the plan of Section One, Lake Park, of record in Plat Book 4175, Pages 134 and 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Brian MacIntyre by Warranty Deed from Esther Louise MacIntyre, dated 02/25/1998, recorded 03/06/1998, of record in Book 10826, Page 77, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4175, Pages 134 and 135, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 4429, Page 577, Amendment No. 1 of record in Book 4516, Page 751, in the Register's Office for Davidson County, Tennessee. Charter of Lake Park Homeowners Association of record in Book 4669, Page 746, Book 9949, Page 538, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3936 Lake Parkway, Hermitage, TN 37076
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 10th day of February, 2017.

James Brian Macintyre

State of Tennessee
County of Wilson

Personally appeared before me James Brian Macintyre, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of February, 2017.

Notary Public Sheila McCord
My Commission Expires: 9/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122