WARRANTY DEED

The actual consideration or value for this transfer is $ 45000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 16th day of FEBRUARY, 2017.

Diane Ladd
NOTARY PUBLIC
My Commission Expires: 10-20-20

DIANE LADD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This space for Register of Deeds

Davidson County DEEDWARR
Recvd: 02/22/17 16:16 5 pgs
Fees:28.00 Taxes:166.50
20170222-0017984

This instrument prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Boulevard Property Investments, LLC P.O. Box 007 Old Hickory TN. 37138	New Owner	052-07-0/ 109.00 052-07-0/ 017.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Boulevard Property Investments, LLC , and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **RONALD JASON BLANCHETTE**, un-married, the GRANTOR herein, by these presents do transfer, and convey all right title and interest unto:

BOULEVARD PROPERTY INVESTMENTS, LLC, a Tennessee Limited Liability Company, the GRANTEE herein, its heirs successors and assigns a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

See attached Exhibit "A"

The above description is the same as in the previous deed of 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, its successors and assigns, forever. 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. 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, its successors and assigns, against the lawful claims of all persons WHOMSOEVER.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes for the year 2017,

These are improved properties known as: 623 Center Street, Madison, TN. 37115.
And 625 Center Street, Madison, TN. 37115.

Witness my hand this 16th day of FEBRUARY, 2017.

RONALD JASON BLANCHETTE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Diane Ladd, a Notary Public in and for said County and State, the within named RONALD JASON BLANCHETTE the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 16th day of FEBRUARY, 2017.

Diane Ladd
NOTARY PUBLIC

My Commission Expires: 10-20-20

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

****

WARRANTY DEED

From:
Ronald Jason Blanchette
Unmarried

To:
Boulevard Property Investments, LLC
A Tennessee Limited Liability Co.

Property:

623 (A&B) Center Street
625 (A&B) Center Street
Madison, TN. 37115

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law

3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

www.ljelaw.com

EXHIBIT "A"

Tract I
623 (A & B) Center Street
Madison TN. 37115
Tax Map #052-07-0 / 109.00

Land in Davidson County, Tennessee, being the Northerly half of Lot No. 13 of Block "A" on the unrecorded plan of "Homeacres" as subdivided by Blanchard & Parrish, Surveyors, on October 26, 1939, described as follows:

Beginning on the Easterly margin of Center Street, at the Southwest corner of the property conveyed to E.C. Chance, Inc., by deed from Walter Jenson and wife, of record in Book 3676, page 151, Register's Office for Davidson County, Tennessee; thence partially along said Chance's Southern boundary line, Easterly 334.7 feet; thence Southerly 50 feet; thence Westerly 334.7 feet to the Easterly margin of Center Street; thence with the same, Northerly 50 feet to the point of beginning.

Being all the same property conveyed to Frances L. Blanchette, by deed from Bobby B. Peyton and wife Ruth A. Peyton, of record in Book 7509, page 316, Register's Office for Davidson County, Tennessee.

Tract II
625 (A & B) Center Street
Madison TN. 37115
Tax Map #052-07-0 / 017.00

Land in Davidson County, Tennessee, being the Southerly half of Lot No. 13 in Block "A" on the unrecorded plan of "Homeacres" as subdivided by Blanchard & Parrish, Surveyors, on October 26, 1939, described as follows:

Beginning on the Easterly margin of Center Street, at the Northwest corner of the property conveyed to Texico Conference Association, of Seventh Day Adventists, by deed from Underwood Morgan Bale, and wife, of record in Book 3673, page109, Register's Office for said County; thence with said Adventists' Northerly boundary line, Easterly 334.7 feet; thence North 50 Feet; thence Westerly 334.7 feet to the Easterly margin of Center Street; thence with the same, Southerly 50 feet to the point of beginning.

Being all the same property conveyed to Frances L. Blanchette, by deed from Bobby B. Peyton and wife Ruth A. Peyton, of record in Book 7509, page 307, Register's Office for Davidson County, Tennessee.

Exhibit "A" continued

The said **Frances L. Blanchette** having died in Davidson County, Tennessee on December 20, 2013, intestate, leaving her husband, **Gary Wayne Blanchette** as her sole heir at law, as reflected by Affidavit of Heirship of record as Instrument #20141120-0107134, Register's Office for Davidson County Tennessee.

Subsequently, **Gary Wayne Blanchette** died in Davidson County, Tennessee on January 26, 2016, intestate, leaving his sister, **Yvonne Marie Blanchette Chance**, and nephews, **Ronald Jason Blanchette** a/k/a, Jason R. Blanchette, and **Kevin Joseph Blanchette** as his sole heirs at law and beneficiaries, as reflected by affidavit of heirship of record as Instrument #20170222-0017977 Register's Office for Davidson County, TN.

The said **Kevin Joseph Blanchette** died in Davidson County, Tennessee on July 15, 2016, intestate at 34 years of age, leaving his brother, **Ronald Jason Blanchette** a/k/a, Jason R. Blanchette, as his sole heir at law and beneficiary, as reflected by Affidavit of Heirship of record as Instrument 20161026-0113418 Register's Office for Davidson County, Tennessee.

The foregoing facts considered, the Grantor herein is vested with a 50% interest in each of the tracts described in this Exhibit "A". Nothing herein shall be construed as attempting to convey more or less than the Grantor's fifty percent (50%) interest in the whole.

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Diane Ladd the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Diane Ladd
NOTARY PUBLIC

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10/20/20

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com