AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178534

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170016276 DEEDWARR
Recvd: 02/24/17 09:32 2 pgs
Fees:13.00 Taxes:566.10
20170224-0018452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shanna K. Corey 735 Tulip Grove Road, #311 Hermitage, TN 37076	Same address as new owner	075 12 0F 050.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Three Thousand and 00/100 Dollars ($153,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **CHRISTOPHER L. BLAIR, A SINGLE MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **SHANNA K. COREY, A SINGLE WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 50 aka Unit 311, Tulip Cove Townhomes, as shown on Exhibit B to that Declaration of Covenants, Conditions and Restrictions for Tulip Cove Homeowner's Association, Inc. of record in Instrument No. 20050525-0059119, as amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Christopher L. Blair, by Quitclaim Deed from Mary E. Blair, dated 8/13/2014, recorded 8/14/2014, of record in Instrument No. 20140814-0073288, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 735 Tulip Grove Road, #311, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on Declaration of Covenants, Conditions and Restrictions for Tulip Cove Homeowner's Association, Inc. of record in Instrument No. 20050525-0059119, as amended in

Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 21st day of February, 2017.

2-21-17

CHRISTOPHER L. BLAIR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Christopher L. Blair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21st day of February, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19