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

BILL GARRETT, Davidson County
Trans:T20170039263 DEEDWARR
Recvd: 05/09/17 09:11 2 pgs
Fees:13.00 Taxes:1109.63
20170509-0045782

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2017

Notary Public

My commission expires: 7-10-2020

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-10-2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew T. Blankenship **Jenny Dew Blankenship**	NEW OWNER	**172120B04600CO**
1104 Crestfield Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Maria F. Dongas, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew T. Blankenship and Jenny Dew Blankenship, husband and wife

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 443, Bradford Hills, Section Three, as shown on plat of record in Plat Book 7900, page 239 and in Boundary Plat book 7900, page 6 in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Maria F. Dongas, a married person, from Wilmington Trust Company as successor to The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Successor Trustee for C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB4, by Special Warranty Deed dated January 6, 2016, of record in Instrument No. 20161031-0115125, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1104 Crestfield Drive, Nashville, TN 37211.

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 in 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 hand(s) this 3rd day of May, 2017.

Maria F. Dongas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Maria F. Dongas, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: DEC 27 2017