Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170042025 DEEDWARR
Recvd: 05/17/17 13:32 2 pgs
Fees:13.00 Taxes:1100.75
20170517-0048980

G-VRES-17-5658

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karah M. Somers	New Owner	
(NAME)	(NAME)	**161-11-0-029.00**
5658 Amalie Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 consideration, the receipt of which is hereby acknowledged, **JEREMY BLACKSTOCK AND KENDALL BROWN-BLACKSTOCK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARAH M. SOMERS, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 339 on the Plan of Section Three, Huntington Park of record in Plat Book 4460, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy Blackstock and Kendall Brown, husband and wife by Warranty deed from Douglas A. Brooks, married and Pamela B. Simmons, married of record in Instrument No. 20141215-0114284 Register's Office for Davidson County, Tennessee, dated December 10, 2014 and recorded on December 15, 2014.

Kendall Brown is now known as Kendall Brown-Blackstock.

The execution of this instrument is effected by the signature of Jeremy Blackstock as Attorney-in-fact for Kendall Brown-Blackstock which Power of Attorney is recorded in Instrument No. 20170517-0048979 in said Register's office.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 68, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4577, Page 789, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5658 Amalie Drive , Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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 the 12th DAY OF MAY, 2017.

Jeremy Blackstock

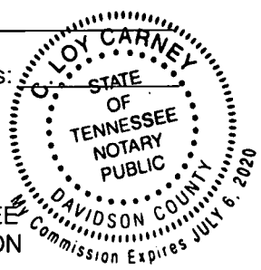
Kendall Brown-Blackstock
by Jeremy Blackstock, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of May, 2017.

Notary Public
My Commission Expires:
(SEAL)

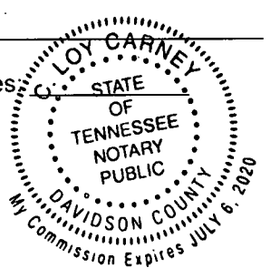


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy Blackstock, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KENDALL BROWN-BLACKSTOCK, and who acknowledged he executed the same as the free act and deed of the said KENDALL BROWN-BLACKSTOCK.

Witness my hand and official seal, this the 12th of May, 2017.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212