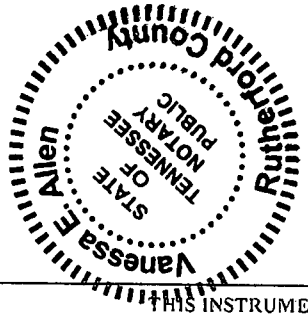
WARRANTY DEED

File #2017050986



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent Allen Blake and Jennifer Rence Blake	Gardner Financial Services,	150-9-A171CO
(NAME) 3540 Calais Circle	(NAME) 3503 Paesanos Pkwy	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/WE, Elizabeth A. Carroll, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brent Allen Blake and Jennifer Rence Blake, a married couple 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:

Being Lot No. 225, on the plan of Forest View Park, Section VIII, as the same appears of record in Plat Book 6900, Page 633, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Elizabeth A. Carroll, by Warranty Deed from Philip S. Segraves and wife, Monica Ergueta-Segraves, dated 04/26/2007, of record in Book 20070430, Page 0050983, said Register's Office.

Grantor warrants that this is neither the principal residence of her spouse nor any dependents

This conveyance is subject to: Taxes for the year 2017, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 6900, Page 633, said Register's Office.; Easement for Right of Way as of record in Book 4607, Page 484, said Register's Office.; Easement for Sanitary Sewers and/or Storm Drainage as of record in Instrument No. 20061122-0145185, said Register's Office.; Quitclaim Deed for Open Space as of record in Book 8083, Page 807, said Register's Office.; Easement to Gulf Interstate Gas Co. as of record in Book 2244, Page 13, said Register's Office.; Right of Way to Columbia Gulf Transmission Co. as of record in Book 3463, Page 126, said Register's Office.; Easement to Colonial Pipeline as of record in Book 3852, Page 679, said Register's Office.; Easement to Tennessee Power Co. as of record in Book 437, Page 21, said Register's Office.; Declaration of Covenants as of record in Book 7079, Page 472; Book 7235, Page 411; Book 7522, Page 905; Book 9029, Page 983, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3540 Calais Circle, Antioch,TN,37013
(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 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 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 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.

BILL GARRETT, Davidson County
Trans:T20170049241 DEEDWARR
Recvd: 06/09/17 08:36 2 pgs
Fees:13.00 Taxes:503.20

20170609-0057804

Witness our hands this 30 day of MAY, 2017.

X _____

Elizabeth A. Carroll

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Elizabeth A Carroll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 30 day of MAY, 2017.

Commission expires:
12/16/19

_____
Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

NOTARY PUBLIC STATE OF FLORIDA
TROY KNIGHT
MY COMMISSION # FF944559
EXPIRES: December 16, 2019