398

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 59154
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Allison Bollinger Blake Bollinger 1230 McGrace Lane Nashville, TN 37220	Regions Bank d/ba Regions Mortgage 2050 Parkway Office Cr. Birmingham, AL 35244

TAX MAP PARCEL NUMBERS: 14506006200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$900,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Raymond Francis Bluth, Jr. and Nicole Louise Schlechter, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allison Bollinger and Blake Bollinger, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Tanglewood Estates of record in Book 4175, page 81, Register's Office for said County, to which Plan reference is made for a complete description.

Together with and subject to Easement(s) for Driveway of record in Book 4656, page 767, Book 4750, page 804, and Book 4797, page 936, said Register's Office.

Being the same property conveyed to Raymond Francis Bluth, Jr. and wife, Nicole Louis Schlecter, by Warranty Deed fro Roy W. Luckett and wife, Patricia F. Luckett, dated April 25, 1997 and recorded on May 2, 1997, of record in Book 10439, page 577, Register's Office for Davidson County, Tennessee

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175, page 81, said Register's Office, which Plan shows a minimum building setback line to be determined by the City of Forest Hills, and 10 foot easement for public utility and drainage purposes along the northerly, rear and westerly side lines of said lot; Easement for permanent turn-around of record in Book 4603, page 676, said Register's Office; Easements for driveway of record in Book 4656, page 767, Book 4750, page 804, and Book 4797, page 936, said Register's Office.

This is improved property, known as 1230 McGrace Lane, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20170068986 DEEDWARR
Recvd: 08/09/17 15:20 2 pgs
Fees:13.00 Taxes:3330.00
20170809-0081736

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of August, 2017.

Raymond Francis Bluth, Jr. **Nicole Louise Schlechter**

State of Tennessee

County of Davidson

On this 8th day of August, 2017, before me the undersigned authority, personally appeared Raymond Francis Bluth, Jr. and Nicole Louise Schlechter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $900,000.00.

Affiant

Sworn and subscribed before me this 8th day of August, 2017.

Notary

My Commission Expires: 5/8/18

DAVIDSON COUNTY, TN ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC