Davidson County DEEDWARR
Recvd: 08/21/17 08:47 3 pgs
Fees:18.00 Taxes:4440.00
20170821-0085392

PREPARED BY (AND RETURN TO):

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

W & I Ref: (RF) Title No.: 59151
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kyle Blanchard Rachael Blanchard 2127 Chickering Lane Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 14414001100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Scott Thompson and Tammy Jean Kussman, Trustees of the James Scott Thompson and Tammy Jean Kussman Revocable Living Trust dated May 8, 2007**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kyle Blanchard and Rachael Blanchard, husband and wife**, 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. 8 on the Plan of Revision of Lots 1 through 8 on the Plan of Chickering Valley of record in Book 2331, pages 121, 122 and 123, revised in Book 2854, page 58, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Scott Thompson and Tammy Jean Kussman, Trustees of the James Scott Thompson and Tammy Jean Kussman Revocable Living Trust dated May 8, 2007 by Warranty Deed from Neal H. Lampley, a married man, dated May 8, 2007 and recorded on May 11, 2007 of record in Instrument No. 20070511-0056643 corrected by Scrivener's Affidavit of record in Instrument No. 20080513-0049096, said 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 2331, pages 121,122 and 123 revised in Book 2854, page 58, said Register's Office, which Plan shows a 100 foot minimum building setback line from Chickering Lane, and a 10 foot easement for public utility purposes along the rear line of said lot. And a 2.5 x 30 foot utility anchor easement located on the northwesterly front corner of said lot.

This is improved property, known as 2127 Chickering Lane, Nashville, TN 37215

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.

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 15th & 16th day of August, 2017, respectively.

James Scott Thompson, Trustee

Tammy Jean Kussman, Trustee

State of Tennessee

County of Davidson

On this 15th day of August, 2017, before me the undersigned authority, personally appeared Scott James Thompson, Trustee, 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.

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

Notary

My Commission Expires:

State of Tennessee

County of Davidson

On this 16th day of August, 2017, before me the undersigned authority, personally appeared Tammy Jean Kussman, Trustee, 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.

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

Notary

My Commission Expires:

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: $1,200,000.00.

Affiant

Sworn and subscribed before me this 18th day of August, 2017.

Notary

My Commission Expires: 1-8-19

J CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal