Return TO:

BRENTWOOD TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of November, 2017, by and between Karen M Stewart, unmarried, party of the first part, and Benjamin Blanc-Dumont and Ashley Thomaselli Blanc-Dumont, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in the 11th Metropolitan Councilmanic District, formerly the 10th Civil District of Nashville, Davidson County, Tennessee, Being Lot No. 101, lying on the North side of Celina Drive, between Lot No. 100 on the East and Lot No. 102 on the West, of Dalemere Subdivision, Section 5, as of record in Plat Book 3600, Page 19, Register's Office for Davidson County, Tennessee, more specifically described as follows:
Beginning at an iron pin in the Northerly margin of Celina Drive at the common corner of Lots Nos. 101 and 102; thence North 1 degrees 00' 20" West 213.07 feet to an iron pin in the property line of Rebecca Dale Dunn; thence with said property line North 85 degrees 37' 40" East 185.31 feet to an iron pin at the common corner of Lots Nos. 100 and 101; thence South 1 degrees. 00' 20" East 223.80 feet to an iron pin in the Northerly margin of Celina Drive; thence with Northerly margin of Celina Drive, West 185 feet to the point of beginning.

Being all or part of the same property conveyed to Karen M. Stewart by virtue of that certain Warranty Deed dated October 16, 2017, and being of record at Instrument No. 20171017-0106072 in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 3600, Page 19 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Karen M. Stewart
Karen M Stewart

STATE OF TENNESSEE
COUNTY OF DAVISON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Karen M Stewart , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of November, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 29630 DEEDWARR
11/27/2017 10:42:02 AM 2 pgs
Fees: $13.00 Taxes: $832.50

Property Owner & Address: Benjamin Blanc-Dumont and Ashley Thomaselli Blanc-Dumont

4120 Celina Dr, Nashville, TN 37207

Tax Parcel No 03215000300

Property Address: 4120 Celina Dr.
Nashville, TN 37204

MAIL TAX
BILLS TO: Acopia, LLC
306 Northcreek Blvd., Ste. 100
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $225,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of November, 2017.

Notary Public

My Commission Expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.