Bill Garrett Davidson County
Batch# 37059 DEEDWARR
12/14/2017 11:53:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171214-0127577

New Owner
+
Real Property Tax Responsibility:
~~Margie Jean Blunkall~~
Tom Forkum
1327 Smith Bend Ln.
Gainesboro, TN 38562

This Instrument Prepared By:
Lee G. Richardson
Attorney at Law
Gainesboro, TN 38562

WARRANTY DEED

FOR AND IN CONSIDERATION of the love and affection that I have for my son Tom Neil Forkum, I, **MARGIE JEAN BLUNKALL**, a widow, **Expressly Retaining Reserving unto myself a Life Estate in and to the lands hereinafter set out,** hereinafter called Grantor, have this day bargained and sold and by these presents do sell, transfer and convey unto **TOM NEIL FORKUM,** hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land situated in the Fourth (4th) Civil District of Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Tax Map 43-11, Parcel 117, according to the Tax Assessor's Office, Davidson County, Tennessee.

Beginning at a point in the center of MacArthur Road, said point being North 4° 41' East 30 feet from the Northeast corner of the property conveyed to Raphel Rives, Jr., and wife, by deed from Jesse B. Collins and wife, of record in Book 2547, Page 165, Register's Office for said County; thence South 89° 2' West 195.2 feet; thence North. 5° 09' East 169.8 feet; thence South 89° 47' East 192.8 feet to the center of MacArthur Road; thence with the center of same South 4° 41' West 165.5 feet to the beginning.

The previous and last conveyance being a Deed from Tom Neil Forkum recorded in Deed Book 5472, page 118, in the Register's Office of Davidson County, Tennessee. Thomas Blunkall's date of death is 07/06/2011.

This conveyance is subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further made subject to any and all restrictions and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

It is your responsibility to place this instrument of public record. Failure to do so immediately may adversely affect your title to this property or the priority of your interest.

Opinions of title, description or survey are not certified by this Deed.

THE DESCRIPTION WAS TAKEN FROM INFORMATION FURNISHED AND APPROVED BY THE PARTIES.

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, his heirs and assigns forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and the same is unencumbered, except for the Life Estate herein retained by Grantor. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 9th day of August, 2011.

Margie Jean Blunkall
MARGIE JEAN BLUNKALL

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority in and for said County and State, the within named **MARGIE JEAN BLUNKALL**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing deed for the purposes therein contained.

Witness my hand and seal this the 9th day of August, 2011.

Amy M Sailors
NOTARY PUBLIC

AMY M. SAILORS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/6/2013

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of property transferred whichever is greater is $ 1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Tom Neil Forlum
AFFIANT

Subscribed and sworn to before me this the 9 day of August, 2011.

Amy M. Sailors
REGISTER or NOTARY PUBLIC

AMY M. SAILORS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/6/2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 50 Tom Forlum **, Affiant**
Subscribed and sworn before me this the 14 **Day of** December **2017.**
, Deputy Register