WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 51800 DEEDWARR
01/26/2018 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20180126-0008246

STATE OF TENNESSEE NOTARY PUBLIC CASSIE LOVVORN WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-120910

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert F. Price and Janette K. Price	Robert F. Price and Janette K. Price	
(NAME) 852 Otter Creek Rd.	(NAME) 852 Otter Creek Rd.	147-06-0-184.00
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($190,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LAURENS ARTHUR BLANKERS, UNMARRIED , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT F. PRICE AND JANETTE K. PRICE, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Section Two, Caldwell Country Estates, of record in Plat Book 2663, Page 128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Betty Mae Cherry by Installment Deed from John Samuel Childs, Henry Franklin Childs and William Brenton Childs, of record in Book 4474, Page 52, Register's Office for Davidson County, Tennessee, dated January 15, 1971 and recorded on January 15, 1971.

The said Betty Mae Cherry having since died March 7, 2006 (see Probate #07P830 - small estate affid.) and by Heirship Affidavit recorded on February 25, 2011 of record in Instrument No. 20110225-0015395, in said Register's Office, title vested in Laurens Arthur Blankers.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 324 Timberdale Ct., Nashville, TN 37211
(House No.) (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.

Witness my/our hand(s) this the 11th day of January, 2018

Laurens Arthur Blankers by Robert Blankers, Conservator

Laurens Arthur Blankers by Robert Blankers, Conservator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 11th day of January, 2018, before me personally appeared Robert Blankers as Conservator for Lauren Arthur Blankers pursuant to the terms in the Conservatorship in Docket No. 17P-613, in the Circuit Court for Davidson County, Probate Division, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Laurens Arthur Blankers and who acknowledged he executed the same as the free act and deed of the said Laurens Arthur Blankers.

Witness my hand and official seal, this the 11th day of January, 2018.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DEANNA L COOPER MARSHALL COUNTY

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY