PREPARED BY: AND RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Bill Garrett Davidson County
Batch# 52890 DEEDWARR
01/30/2018 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,390.83
20180130-0009305

WARRANTY DEED

THIS INDENTURE is made and entered into this 26th day of January 2018 by and between Kris Blanton, and husband, Glynn Blanton, hereinafter referred to as GRANTOR, and Ann Zangri and Michael R Zangri, wife and husband, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 292, as shown on map entitled Riverwalk, Phase 3C, of record as Instrument No. 20050706-0077607, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kris Blanton and husband, Glynn Blanton, by Special Warranty Deed, from Fifth Third Bank, N.A., dated June 30, 2009, recorded July 2, 2009, of record in Instrument No. 20090702-0061706, Register's Office for Davidson County, Tennessee.

This is [xx]improved [] unimproved property known as: 7209 Riverfront Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Kris Blanton

Glynn Blanton

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Kris Blanton and husband, Glynn Blanton, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 26th day of January 2018.

Notary Public

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp July 16, 2018
COUNTY OF WILLIAMSON

My Commission Expires: _____

Name and Address of Property Owner:
Ann Zangri and Michael Zangri
7209 Riverfront Dr, Nashville, TN 37221

Send Tax Statements to:

Suntrust Mortgage, Inc.
1001 Semmes Ave, RVW 5093, Richmond, VA 23224

Map & Parcel: 126 16 0 A 517.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $375,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 26th day of January 2018.

Notary Public

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7-24-2021

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

17-1-662

ORT Form 3956 (Rev. 1/22/07)

True Copy Certification

I, Penny Y. Ray, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

