Bill Garrett Davidson County
Batch# 70159 DEEDWARR
03/16/2018 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20180316-0025022

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 15th day of March, 2018, by and between Laresha R Blivens and Michael L Blivens, wife and husband, party of the first part, and Nishani Brown, 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 Davidson County, Tennessee, being Lot No. 129 on the Plan of Phase 1, Section 1, Long Hunter Chase, a Planned Unit Development, of record in Plat Book 7900, Page 829, 830 and 831, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

FOR INFORMATION PURPOSES ONLY: 4717 Derbyshire Drive, Antioch, TN 37013

Being all or part of the same property conveyed to Laresha R. Blivens and Michael L. Blivens by virtue of that certain Special Warranty Deed dated May 20, 2005, and being of record at Instrument No. 20050526-0059444 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), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable, Subject to any and all restrictions or easements of record, including but not limited to Restrictions of record in Book 9430, Page 251, Book 9534, Page 938, and Book 9534, Page 942, and By-Laws of record in Book 9430, Page 279; 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 GRANTEE(S), her 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.

Laresha R Blivens

Michael L Blivens by Laresha R Blivens Attorney in Fact
Michael L Blivens, by Laresha R Blivens,
Attorney in Fact

STATE OF TENNESSEE: COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Laresha R Blivens , 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 15th day of March, 2018.

Notary Public
My Commission Expires: 9/10/18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE: COUNTY OF DAVIDSON

On this 15th day of March, 2018, before me personally appeared Laresha R Blivens, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael L Blivens, and who acknowledged that she executed the same as the free act and deed of Michael L Blivens.

WITNESS my hand and seal, this 15th day of March, 2018.

Notary Public
My commission expires: 9/10/18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Laresha R Blivens, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Michael L Blivens, the principal.

This 15th day of March, 2018.

Laresha R Blivens

Sworn to and subscribed before me by Laresha R Blivens this 15th day of March, 2018.

Notary Public
My Commission Expires 9/10/18




| | |
|---|---|
| Property Owner & Address: | Nishani Brown<br>4717 Derbyshire Drive<br>Antioch, TN 37013 |
| Tax Parcel No | 151090A12900CO |
| Property Address: | 4717 Derbyshire Dr.<br>Antioch, TN 37013 |
| MAIL TAX BILLS TO: | New Owner at Property Address |
| Firm File #: | 20180245 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $265,000.00 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 15th day of March, 2018.

Notary Public
My Commission Expires: 9/10/18

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019