30772-5

WARRANTY DEED

Bill Garrett Davidson County
Batch# 96606 DEEDWARR
05/24/2018 02:36:31 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20180524-0049989

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$305,000.00**

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2018.

Notary Public

My commission expires:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 12, 2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Edward Henley, III	**Atlantic Bay Mortgage Group, LLC**	**133-010-209.00**
1208 3rd Ave S	**PO Box 8546**	
Nashville, TN 37210	**Virginia Beach, VA 23450**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Terry Read Blankenship, aka Terry Read Blankenship, Jr., and Heather Blankenship, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward H. Henley, III

HEREINAFTER CALLED THE GRANTEE, HIS 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 the easterly 55 feet of Lots Nos. 431, 432, and 433 on the Map of Sunrise Heights, Second Plan, as of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

Said parts of said lots front 55 feet on the southerly side of High Street, and run back between parallel lines, along the westerly margin of Crescent Street, 150 feet to the northerly margin of Elgin Street.

Together with part of Crescent Street that was closed by Metro Ordinance No. 088-221 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee. Conveyed without warranties of title.

BEING the same property conveyed to Terry Read Blankenship, an unmarried man by Deed from Larissa Lentile, single, of record in Instrument No. 20131223-0128962, Register's Office for Davidson County, Tennessee. The said Terry Read Blankenship having since married. The said Terry Read Blankenship and Terry Read Blankenship, Jr. being one and the same person.

THE conveyance subject to the following:

(1) The Plan of record in Book 421, Page 46, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Easements retained Metropolitan County Council Bill No. 088-221 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

(3) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable

This is improved property, known as **522 Elgin Street, Nashville, TN 37211**

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 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 GRANTEE, his 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 **23rd** day of **May, 2018.**

Terry Read Blankenship

Heather Blankenship

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Terry Read Blankenship and Heather Blankenship,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **May, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21