Bill Garrett Davidson County
Batch# 109374 DEEDWARR
06/27/2018 08:49:45 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20180627-0061729

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 59793
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mark C. Blaze Tara T. Burt 5157 Fredericksburg Way E. Brentwood, TN 37027	New owner

TAX MAP PARCEL NUMBERS: 171030A11100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$435,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linn H. McCain and Catherine Dale McCain, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark C. Blaze, unmarried man and Tara Burt, unmarried woman, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of First Revision, Section 5A Fredericksburg of record in Book 7900, page 961, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Linn H. McCain and spouse, Catherine Dale McCain by Warranty Deed from Mark A. Ferguson and wife, Jennifer K. Ferguson, dated November 29, 2006 and recorded on December 7, 2006 of record in Instrument No. 20061207-0151245, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 961, said Register's Office, which Plan shows a 20, foot minimum building setback line from Fredericksburg Way East and the rear line and a 15 foot easement for public utility purposes along the front line(s) of said lot. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109635, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, By Laws in Book 8920, page 45, amended in Book 10694, page 539, Restrictions in Book 7798, page 843, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 5157 Fredericksburg Way E, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of June, 2018.

Linn H. McCain

Catherine Dale McCain

State of Tennessee

County of Davidson

On this 21st day of June, 2018, before me the undersigned authority, personally appeared Linn H. McCain and Catherine Dale McCain, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $435,000.00.

Affiant

Sworn and subscribed before me this 21st day of June, 2018.

My Commission Expires: 9/25/19

Notary

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY