Bill Garrett Davidson County
Batch# 111802 DEEDWARR
07/02/2018 03:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,243.20
20180702-0064105

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY STATE of TENNESSEE PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Matthew Alexander Blake and Samantha Sue Blake	NFM, Inc. dba NFM Lending	172 03 0A 030.00
(NAME)	(NAME)	
5520 Maplesong Drive	1190 Winterson Road, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Linthicum, MD 21090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Thirty-Five Thousand Nine Hundred Ninety-Nine And No/100 Dollars ($335,999.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Pamela C. Davis and Athamas H. Davis, Sr., wife and husband, as tenants by the entirety**, hereinafter called the Grantor,s have bargained and sold, and by these presents do transfer and convey unto **Matthew Alexander Blake and Samantha Sue Blake, as joint tenants**, 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:

Being Lot No. 30 on the Plan of the Woodlands, Phase 1, Section 1 as of record in Plat Book 6900, Page 498 and 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pamela C. Hatten by Warranty Deed from Jason W. Kennedy and wife, Dawn Kennedy dated July 3, 2013 and recorded July 15, 2013 as Instrument No. 20130715-0072718, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Pamela C. Davis and Athamas H. Davis Sr., wife and husband, as tenants by the entirety by Quitclaim Deed from Pamela C. Hatten, known now as Pamela C. Davis married to grantee Athams H. Davis, Sr. dated July 25, 2015 and recorded September 8, 2015 as Instrument No. 20150908-0091096, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-184964FC

unimproved ☐
This is improved ☒ property, known as 5520 Maplesong Drive, 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 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, has 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 our hands this 29th day of June, 2018.

Pamela C. Davis by April Wiggins as her Attorney-in-fact
Pamela C. Davis
By April Wiggins as her Attorney-in-Fact

Athamas H. Davis, Sr. by April Wiggins as his Attorney-in-Fact
Athamas H. Davis, Sr.
By April Wiggins as his Attorney-in-Fact

File Number: FRN-184964FC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared April Wiggins, 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 Pamela C. Davis, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Pamela C. Davis, for the purposes therein contained.

Witness my hand and official seal, this the 29th of June, 2018.

Notary Public

My Commission Expires: 2/21/22

(SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared April Wiggins, 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 Athamas H. Davis, Sr., as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Athamas H. Davis, for the purposes therein contained.

Witness my hand and official seal, this the 29th of June, 2018.

Notary Public

My Commission Expires: 2/21/22

(SEAL)

File Number: FRN-184964FC

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.

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)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019