THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:
Tennessee Title Services
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

Grantees:
Ryan Nevin and Adrienne Nevin
505 Bluestem Court
Nashville, TN 37221

Send Tax Bills To:
New Owner

Bill Garrett Davidson County
Batch# 115670 **DEEDWARR**
07/12/2018 11:17:48 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20180712-0067526

Map & Parcel No.:
126160A19400CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 5th day of July, 2018, by and between **Sean Blankenship and Tom Blankenship a/k/a Tom L. Blankenship, both married men,** party of the first part, and **Ryan Nevin and Adrienne Nevin, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of **THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS ($395,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 14 on the Final Plat of Riverwalk, Phase 1-A, Section 2 and Phase 1-B, Section 2, as of record in Instrument No. 20021022-0129510, Register's Office for Davidson County.

Being the same property conveyed to Tom Blankenship and Sean Blankenship, both unmarried, by Quitclaim Deed dated August 27, 2004, and recorded in Instrument No. 20040903-0107209, and rerecorded in Instrument No. 20040923-0115024, both of record in the Register's Office for Davidson County, Tennessee. SEE Warranty Deed dated August 27, 2004, and recorded in Instrument No. 20040903-0107207, and rerecorded in Instrument No. 20040923-0115023, both of record in the Register's Office for Davidson County, Tennessee, vesting the subject property in Tom L. Blankenship.

BY EXECUTION HEREOF, THE GRANTORS HEREIN MAKE OATH AND AFFIDAVIT THAT THE PROPERTY DESCRIBED AND CONVEYED HEREIN HAS BEEN USED ONLY FOR INVESTMENT PURPOSES AND THAT NEITHER ONE OF THE GRANTORS, THEIR SPOUSES, OR ANY OF THEIR DEPENDENTS HAVE USED THE PROPERTY AS THEIR PRINCIPAL PLACE OF RESIDENCE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Sean Blankenship

Tom Blankenship a/k/a Tom L. Blankenship

Tom Blankenship a/k/a Tom L. Blankenship

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the said State and County aforesaid, **Sean Blankenship and Tom Blankenship a/k/a Tom L. Blankenship,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 5th day of July, 2018.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Williamson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$395,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of July, 2018.

Notary Public

My commission expires: 12/15/21

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

PROPERTY ADDRESS:
505 Bluestem Court
Nashville, TN 37221