WARRANTY DEED

Bill Garrett Davidson County
Batch# 116392 DEEDWARR
07/13/2018 02:38:09 PM 2 pgs
Fees: $13.00 Taxes: $1,132.20

20180713-0068341

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $306,000.00.

Affiant

Subscribed and sworn to me on 07/11/18.

NOTARY PUBLIC
My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Angela J. Sanchez 1212 Holt Hills Court Nashville, TN 37211	new owner	172150A07400CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeanne M. Blankenship and Chris Blankenship, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Angela J. Sanchez, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 87 on the plan of Holt Woods, Section Five, of record in Plat Book 9700, Page 10, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being all of the same property conveyed to Jeanne M. Blankenship and Chris Blankenship, wife and husband by Warranty Deed dated November 15, 2013 and recorded on November 22, 2013 from David M. Williams and Amy C. F. Williams, husband and wife, of record in Instrument Number 20131122-0120270, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1212 Holt Hills Court, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 on 07/11/18.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Chris Blankenship

Jeanne M. Blankenship

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/11/18, before me personally appeared Chris Blankenship and Jeanne M. Blankenship, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/11/18

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY