THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34358-06-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Melinda Lee Blankenhorn Affiant Subscribed and sworn to before me this 31st day of August, 2018. Notary Public My Commission Expires:

RETURN TO

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Donnie Rex Choate, Jr. 612 Bloomfield Way Brentwood, TN 37027	**Send Tax Bills To:** Peoples Home Equity Inc. 5205 Maryland Way Suite 100 Brentwood, TN 37027	**Tax Information:** Map and Parcel No.: 171 12 0 A 007 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melinda Lee Blankenhorn, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donnie R. Choate, Jr., married** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 612 Bloomfield Way, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Y Johnson Davidson County
Batch# 135925 DEEDWARR
09/04/2018 10:45:04 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00

20180904-0087126

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of August, 2018.

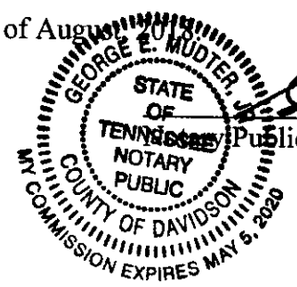
Melinda Lee Blankenhorn

Melinda Lee Blankenhorn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melinda Lee Blankenhorn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2018.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section One, Addition to Brelan Park at Saddlewood as of record in Plat Book 7900, pages 788 and 789, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James Robert Blankenhorn and wife, Melinda Lee Blankenhorn by deed dated June 17, 2014 from Susan H. Wooten, unmarried, of record in Instrument No. 20140617-0052764, Register's Office for Davidson County, Tennessee. William M. Wooten died on September 14, 2007. James Robert Blankenhorn having since died on December 12, 2016 leaving Melinda Lee Blankenhorn as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 171 12 0 A 007 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Brelan Park at Saddlewood of record in Book 8891, page 850, amended in Book 9462, page 398, amended and restated in Book 9480, page 387, supplemented in Book 9670, page 494, Register's Office for Davidson County, Tennessee.
3. By-Laws of Brelan Park at Saddlewood Homeowner's Association, of record in Book 8891, page 869, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Brelan Park at Saddlewood Homeowner's Association, Inc. of record in Book 10370, page 281, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, pages 788 and 789, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 728, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7883, page 311, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 9401, page 832, Register's Office for Davidson County, Tennessee.