Karen Y Johnson Davidson County
Batch# 149244 DEEDWARR
10/04/2018 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20181004-0098766

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $225,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of October, 2018.

Notary Public
My commission expires: July 9, 2022

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 284051

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Donnie Bledsoe 368 Fenn Rd Dolensville TN 37135	New Owner	090-16-0 302.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TRUSTEE OF THE MILDRED J. FAIRBANKS FAMILY TRUST U/W DATED JANUARY 26, 2009, hereinafter referred to as Grantors, have bargained and sold. and do hereby transfer and convey to DONNIE BLEDSOE, MARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 63 on the Plan of Westboro Section Two, as of record in Book 1424, Page 60, Register's Office for said County, and described as follows:

Beginning at a point in the southwesterly margin of Westboro Drive, at the corner of Lots 63 and 64; thence with the line between said lots, southwesterly 305.1 feet to a point; thence with the rear line of said lot, southeasterly 42.1 feet to a point, a corner of the property taken for highway purposes by condemnation under Rule No. 59666, of the Circuit Court; thence along the line of said tract taken for highway purposes, with a curve to the right having a radius of 4,140.42 feet, a circular distance of 239.3 feet to a point in the line between Lots 62 and 63; thence with the line between said lots, northeasterly 82 feet to the margin of Westboro Drive; thence with the margin of the same, northwesterly 75 feet to the point of beginning.

Being the same property conveyed to Janet M. Steakley, Trustee, Mildred J. Fairbanks Family Trust U/W dated January 26, 2009, by deed from Janet M. Steakley, Executrix of the Estate of Mildred J. Fairbanks, dated 03/26/2014, of record in Instrument No. 20140417-0032310, said Register's Office.

Also being a portion of the same property conveyed to Mildred J. Fairbanks by deed from Harry D. Fairbanks, dated 09/15/1980, of record in Book 5653, page 255, said Register's Office.

Also being the same property conveyed to Harry D. Fairbanks and wife, Mildred J. Fairbanks by deed from James Garner and wife, Raymall C. Garner, dated 09/17/1970, of record in Book 4447, page 213, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 513 Westboro Dr., Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 2nd day of October, 2018.

Mildred J. Fairbanks Family Trust U/W dated January 26, 2009

By: _____
Janet M. Steakley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Janet M. Steakley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, the Mildred J. Fairbanks Family Trust, and that she, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Mildred J. Fairbanks Family Trust by the said Janet M. Steakley as such Trustee.

Witness my hand and official seal this 2nd day of October, 2018.

_____
Notary Public

My Commission Expires:

9-6-22



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

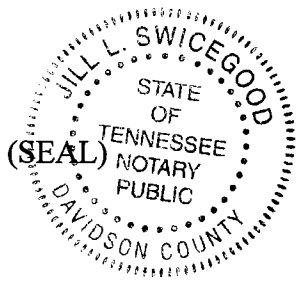
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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