Karen Y Johnson Davidson County
Batch# 159216 DEEDWARR
11/13/2018 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $185.00
20181113-0111966

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 299220

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00 –

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES: April 3, 2019

(AFFIX SEAL)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON My Comm. Expires

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blueprint Homes, LLC, a Tennessee Limited Liability Company	Blueprint Homes, LLC, a Tennessee Limited Liability Company	05312013200
(NAME)	(NAME)	
211 30th Street	245 Noah Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we George Wauford and wife, Linda B. Wauford, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Blueprint Homes, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 23 of Block B, on the Plan of Dabbs & Elliott's Subdivision, No. 1 at Old Hickory, of record in Plat Book 547, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 12 fronts 50 feet on the northerly side of 30th Street and runs back between parallel lines, along the west margin of Dabbs Avenue, 144 feet to an alley.

Being the same property conveyed to George Wauford and wife, Linda B. Wauford, by Warranty Deed from Henry L. Caldwell and Betty J. Culpepper and Roy Douglas Caldwell, dated July 7, 2010 and recorded August 30, 2010 of record in Instrument No. 20100830-0068740, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 2019 and subsequent years, a lien not yet due and payable.
2. All matters shown on the plat of record in Plat Book 547, Page 97, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ 211 30th Street, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), his/her/their 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.

Effective the 9th day of November, 2018.

George Wauford

Linda B. Wauford

State of Tennessee
County of ~~Williamson~~ Wilson TT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Wauford and Linda B. Wauford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of November, 2018.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

201811130111966

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.

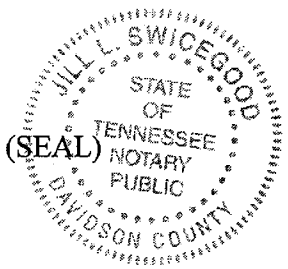
Attorney or Custodian

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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