This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2969

Karen Y Johnson Davidson County
Batch# 170065 DEEDWARR
12/05/2018 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.13
20181205-0118450

STATE OF TENNESSEE
COUNTY OF Rutherford

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

The actual consideration or value, whichever is greater, for this transfer is $544,900.00

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2018

Notary Public
My Commission Expires: 11-03-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katherine Blankenship and John Judkins 3509 Geneva Circle Nashville, TN 37209	NEW OWNER	092-05-0-077.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Peter Easling and Elma Easling, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katherine Blankenship and John Judkins, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and 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 No. 120 on the Plan of College Hill, Section V, as of record in Book 2900, Page 42, Register's Office for said County, to which reference is hereby made for a more complete description. Said Lot No. 120 fronts 93 feet on the Westerly side of Geneva Circle and extends back 153.9 feet on the Northerly line and 181.2 feet on the Southerly line, to a dead line in the rear and measures 152.8 feet.

Being the same property conveyed by Warranty Deed from Elease S. Williams, Trustee of The Williams Family Revocable Living Trust, dated August 17, 2011 to Peter Easling and Elma Easling, husband and wife, as recorded on the 1st day of December, 2017 in Instrument No. 20171201-0122734; Quitclaim Deed from Charles E. Williams and wife, Elease S. Williams to William Family Revocable Living Trust, dated August 17, 2011, Charles E. Williams and Elease S. Williams, Trustors and/or Trustees, as recorded on the 29th day of August, 2011 in Instrument No. 20110829-0066763 and Deed to Charles E. Williams and wife, Elease Williams from Calvin L. McKissack, Trustee and Calvin J. McKissack, Individually, as recorded on the 15th day of April, 1965 in Deed Book 3880, Page 484, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **3509 Geneva Circle, Nashville, TN 37209**.

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantorwho will be responsible for payment of said

taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of December, 2018.

GRANTOR:

Peter Easling

Elma Easling

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Peter Easling and Elma Easling, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of December, 2018.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

