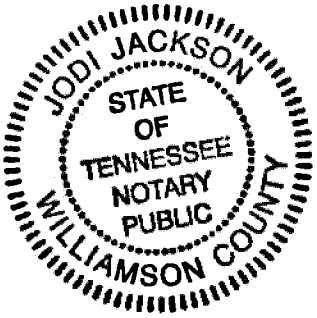
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Anne Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of December, 2018

Notary Public

MY COMMISSION EXPIRES: 07/26/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ashley Elizabeth Bernard	SunTrust Mortgage, Inc.	141 05 0A 676.00
(NAME)	(NAME)	
1853 Amesbury Lane	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brandon Blackmon and wife, Jessica L. Blackmon**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ashley Elizabeth Bernard**, hereinafter called the Grantees, 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 676 on the Plan of Avondale Park, Phase 3, Section 3 of record in Instrument No. 20170324-0028914 Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Avondale Park Partnership, a Tennessee general partnership by Special Warranty Deed from Michael R. Allison and wife, Diane A. Allison dated December 03, 2004 and recorded December 07, 2004 as Instrument No. 20041207-0145661, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Avondale Residential, Inc., a Tennessee corporation by Special Warranty Deed from Avondale Park Partnership, a Tennessee general partnership dated May 11, 2005 and recorded May 18, 2005 as Instrument No. 20050518-0055805, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Avondale Residential, Inc., a Tennessee corporation by Quitclaim Deed from Avondale Park Partnership, a Tennessee general partnership dated April 18, 2013 and recorded December 18, 2013 as Instrument No. 20131218-0127661, in said Register's Office for Davidson County, Tennessee.

Karen Y Johnson Davidson County
Batch# 174919 DEEDWARR
12/17/2018 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20181217-0122456

File Number: GRN-189342FC

Being a portion of same property conveyed to NVR, Inc., a Virginia Corporation by Warranty Deed from Avondale Residential, Inc. dated October 9, 2017 and recorded October 12, 2017 as Instrument No. 20171012-0104627, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Brandon Blackmon and wife, Jessica L. Blackmon by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes dated February 12, 2018 and recorded February 13, 2018 as Instrument No. 20180213-0014118, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1853 Amesbury Lane, Nashville, TN 37221

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. 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 this 6th day of December, 2018

Brandon Blackmon

Jessica L. Blackmon

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brandon Blackmon and wife, Jessica L. Blackmon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2018.

Notary Public

My Commission Expires: 3/8/2022

(SEAL)

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

File Number: GRN-189342FC

True Copy Certification

I, Penny L. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019