WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DONNA PARDUE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

W-WP-19-1119

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William F. Piper	William F. Piper	
(NAME) **1119 McAlpine Avenue**	(NAME) 1116 McAlpine Ave	061-11-0-260.00
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) Nashville, TN 37216	
(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 consideration, the receipt of which is hereby acknowledged, **LEE O. BLANKENSHIP, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM F. PIPER, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being West 75 feet of Lot No. 3 on the Plan of Kennedy and Graves Plan of Monte Vista of record in Plat Book 421, Page 143, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

said part of said Lot No. 3 fronts 75 feet on the North side of McAlpine, formerly Alpine Avenue, and runs back between parallel lines, as measured from the center line of said Avenue, 388.5 feet to a dead line.

Being the same property conveyed to Lee O. Blankenship by Quitclaim Deed from Peggy S. Blankenship and Lee O. Blankenship, a formerly married couple who were divorced on December 07, 1983 of record in Instrument No. 20181109-0111133 Register's Office for Davidson County, Tennessee, dated November 09, 2018 and recorded on November 09, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 143, Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage Easement of record in Book 4286, Page 785, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1119 McAlpine Avenue, Nashville, Tennessee 37216**.

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), their heirs and 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), 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.

Karen Johnson Davidson County
Batch# 187413 **DEEDWARR**
01/23/2019 01:38:20 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20190123-0006694

Witness my/our hand(s) this the 18th DAY OF JANUARY, 2019.

Lee O. Blankenship

Lee O. Blankenship

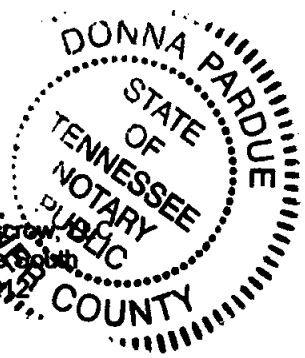
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE O. BLANKENSHIP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of January, 2019.

Donna Pardue

Notary Public
My Commission Expires: 11-22-21
(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212