WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 192266 DEEDWARR
02/06/2019 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20190206-0011340

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ifeoma Frances Idoye	Owner at property	Map: 109040A00800
(NAME) 2016 Towering Oaks	(NAME) address	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($335,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MONTANA N. BLACKLEY AND BENJAMIN W. BLACKLEY, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IFEOMA FRANCES IDOYE,

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. 8 on the Plan of Final Plat for Cluster-Lot Subdivision, Towering Oaks, Phase One of record in Plat at Instrument No. 20071127-0137704, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Montana N. Blackley and Benjamin W. Blackley, wife and husband, by deed from Michael S. Batchelor and Rebecca L. Batchelor, husband and wife, of record in Instrument No. 20170427-0041697, dated April 25, 2017, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument No. 20071127-0137704, said Register's Office; (3) Access Easement of record in Instruments 20010205-0010996, 20041026-0128530, 20050831-0104488 and 20050615-0068192, Register's Office for said County; (4) Stormwater Detention Agreement of record in Instrument 20070601-0065248, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20091215-0114266, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2016 Towering Oaks, Hermitage, TN 37076
(House No.) (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 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 4th day of February, 2019.

Montana N. Blackley
Montana N. Blackley

Benjamin W. Blackley
Benjamin W. Blackley

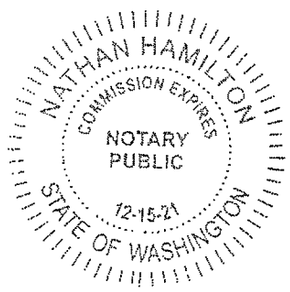
STATE OF WASHINGTON
COUNTY OF Thurston

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

Witness my hand and official seal this, 4th day of February, 2019.

My Commission Expires:

Notary Public



Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019