Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0093-19

Karen Johnson Davidson County
Batch# 207812 DEEDWARR
03/20/2019 09:52:14 AM 2 pgs
Fees: $13.00 Taxes: $895.77
20190320-0025251

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,100.00

Allison Jaime
Affiant

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of March, 2019

Annemarie Cain
Notary Public
My Commission Expires:

Address of New Owner	Send Tax Bills To:	
WnS Properties, LLC 122 General Retreats Pl Franklin TN 37064	New Owner	Map/parcel: 147-15-0-069.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Virginia V. Blair, Unmarried

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WnS Properties, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), ITS SUCCESSORS 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. 402 on the Plan of Whispering Hills, Section II-C, of record in Book 2663, Pages 66 and 67, Register's Office for Davidson County, Tennessee, further described as follows:

BEGINNING at a point in the northwesterly margin of Northcrest Drive at the corner of Lots Nos. 402 and 427; thence with the line between said lots, and said lots continued, northwesterly 154.3 feet to a point; thence southwesterly 154.5 feet to the northerly margin of Whispering Hills Drive; thence with the margin of the same southeasterly 107.6 feet to the beginning of a curve; thence around said curve, easterly 38.3 feet to the westerly margin of Northcrest Drive; thence with the margin of the same northeasterly 117.6 feet to the point of beginning.

BEING the same property conveyed to Tommie M. Blair and wife, Virginia V. Blair by Warranty Deed from Banner Construction Company, a Tennessee corporation, dated 12/16/58 and recorded 12/22/58 in Book 2859, Page 371, Register's Office for Davidson County, Tennessee. The said Tommie M. Blair having since died on December 2, 2015 leaving Virginia V. Blair the sole surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 560 Whispering Hills Drive Nashville, TN, 37211

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), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of March, 2019

Virginia V. Blair

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Virginia V. Blair 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 15th day of March, 2019

Notary Public

My Commission Expires:

JENNIFER A SKINNER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 08-17-2019
RUTHERFORD COUNTY