Karen Johnson Davidson County
Batch# 219293 DEEDWARR
04/17/2019 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $554.63
20190417-0035532

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0786

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of April, 2019

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bradley M. Blanchard and Amie R. Blanchard 104 30th Street Nashville, TN 37138	New Owner	053-12-0-113.00

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,

Amanda Dean, Trustee for The 104 30th St Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bradley M. Blanchard and Amie R. Blanchard, a married couple

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. 4, Block 6 on the Plan of Dabbs and Elliot Subdivision No. 1 of record in Plat Book 547, Page 97, 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 Lou Helen Null by Warranty deed from Collen C. Carlton and wife, Barbara Carlton of record in Book 4491, page 628, Register's Office for Davidson County, Tennessee, dated March 09, 1971 and recorded on April 07, 1971. (Value or consideration shown in aforementioned deed $9,135.00.)

The said Lou Helen Null died on or about July 20, 2008, leaving her children: Sophie Lee Mitchell and Owen Henderson Null and Wanda Faye Shaw and Thomas Dalton Null and Bonnie B. Troutt and Snowy Marie Shephard and Rita Jean Coleman and Molly C. Suggs and Donna Kay Cameron and the children of her pre-deceased daughter (Mai Helen McLaren): Barbara Elizabeth Weinman and Curtis Dewayne Weinman and Tina Diane Matson and Michelle Renee Weinman.

Owen Henderson Null, unmarried, having died on May 24, 2018 in Yakima, Washington, leaving behind his only child, Chad Null.

Also see Affidavits of Heirship for Owen Henderson Null, of record in Instrument No. 20181204-0118418 and Instrument No. 20190227-0017804 and Instrument No. 20190227-0017805, Register's Office and Affidavits of Heirship for Lou Helen Null of record in Instrument No. 20170516-0048256 in said Register's Office.

Being the same property conveyed to Amanda Dean, Trustee of The 104 30th St Trust by Warranty deed from Sophia Lee Mitchell and Wanda Faye Shaw and Thomas Dalton Hull

and Bonnie B. Troutt and Snowy Marie Shephard and Rita Jean Coleman and Molly C. Suggs and Donna Kay Cameron and Barbara Elizabeth Weinman and Curtis Dewayne Weinman and Tina Diane Matson and Michelle Renee Weinman and Chadd Null of record in Instrument No. 20190227-0017806 Register's Office for Davidson County, Tennessee, dated February 26, 2019 and recorded on February 27, 2019. (Value of consideration shown in aforementioned deed $115,000.00.) Being also known as 104 30th Street Nashville, Tennessee 37138.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

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

This is improved property known as: 104 30th Street, Nashville, TN 37138

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 so 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 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 17th day of April, 2019.

Amanda Dean, Trustee for The 104 30th St Trust

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amanda Dean, Trustee for The 104 30th St Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of April, 2019.

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 03.23.21

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY